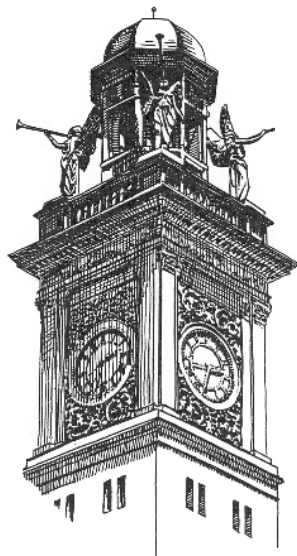


# ***Subdivision Regulations***



***April 4, 2007***

***Reprinted with Amendments, August 2008***

***Board of Stark County Commissioners  
Stark County Regional Planning Commission***

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Price: \$15.00

## **UNIFORM SUBDIVISION REGULATIONS**

For the subdivision and improvement of land within the jurisdiction of the Board of Stark County Commissioners and the Stark County Regional Planning Commission, Stark County, Ohio, in accordance with Chapter 711 of the Ohio Revised Code.

Construction and Improvement Regulations were adopted by the Board of Stark County Commissioners on February 27, 2007, amended on June 24, 2008.

Adopted by the Stark County Regional Planning Commission on March 6, 2007, amended on July 8, 2008.

Accepted and adopted by the Board of Stark County Commissioners on March 22, 2007, to become **effective on April 4, 2007**, amended on July 15, 2008

**Note:** Sections 210, 310, 311, 312, 313, 314, 323, 352, 372, 376, 410, 420, 430, 431, 600, 602, 620, and Appendix A amended in 2008.

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## **ARTICLE I – TITLE, SCOPE, AND JURISDICTION**

### **100. TITLE**

These regulations shall be known and may be cited and referred to as the "Subdivision Regulations of Stark County, Ohio," and shall hereafter be referred to as "these regulations."

### **110. AUTHORITY**

The authority to adopt rules and regulations governing plats, subdivisions of land and site improvements, and to approve, conditionally approve or disapprove plats, subdivisions of land and/or site improvements within the unincorporated area of Stark County, Ohio, shall be derived from the authority provided pursuant to Chapter 711 of the Ohio Revised Code (ORC), as amended.

Rules and regulations may be adopted in support of these regulations, including, but not limited to: storm water management regulations, flood damage reduction regulations, access management policies, water quality regulations, health and environmental protection regulations, and erosion and sedimentation controls.

### **120. PURPOSE**

The purpose of these regulations is:

- To establish reasonable standards of engineering design for plats, subdivisions and site improvements.
- To secure and provide a proper arrangement in relation to existing or planned streets, highways, and driveways as well as to the adopted county or regional plan.
- To assure adequate, convenient, and appropriate open spaces for utilities, access of fire fighting apparatus, recreation, light, and air and for the avoidance of congestion of population.

### **130. ADMINISTRATION**

These regulations shall be administered by the Stark County Regional Planning Commission, hereafter referred to as the "Planning Commission," subject to and in accordance with ORC Chapter 711.

### **140. JURISDICTION**

These regulations shall be applicable to all subdivisions of land within the unincorporated area of Stark County, Ohio.

## **150. RELATION TO OTHER LAWS**

The provisions of these regulations shall supplement any and all laws of the State of Ohio, resolutions of the townships or any and all rules and regulations promulgated by such law or resolution relating to the purpose and scope of these regulations.

## **160. AMENDMENTS**

These regulations may be amended after public hearing and other requirements as specified in the appropriate sections of the Ohio Revised Code.

## **170. VALIDITY AND SEPARABILITY**

If, for any reason, any clause, sentence, paragraph, section, or other part of these regulations should be decided by a court of competent jurisdiction to be invalid, such judgment shall not affect the validity of these regulations as a whole or any part thereof other than the part so held to be invalid.

## ARTICLE II – DEFINITIONS

### 200. INTERPRETATION OF TERMS OR WORDS

For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows:

- The word "person" includes a firm, association, estate, partnership, trustee, or corporation as well as an individual.
- The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- The word "shall" is mandatory, the word "may" is permissive, and the word "should" is a preference.
- The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."
- The word "lot" includes the words "parcel," or "tract."

### 210. DEFINITIONS

#### ACCESS, ACCESS CONNECTION

Any driveway or other point of entry and/or exit such as a street, road, or highway that connects to the general street system. Where two public roadways intersect, the secondary roadway shall be considered the access.

#### ACCESS MANAGEMENT

A set of policies and standards that manage the number and location of access points (driveways) onto the public road system.

#### ADMINISTRATIVE WAIVER OF FORMAL SITE IMPROVEMENT PLAN

An administrative determination that the approval need not comply with site improvement plan procedures per Section 430.

#### AGRICULTURAL PURPOSES

Includes all those purposes as indicated in ORC 1.61, and any additions or modifications made by rule adopted in accordance with ORC Chapter 119.

#### APPLICANT

A person submitting an application for approval of a subdivision or other related action under the authority and provisions of these regulations.

#### APPROPRIATE AUTHORITY

Those federal, state, or local agencies or departments, with expertise, interest, and/or authority in a given area, from which recommendations and/or approvals could be required. These include, but are not limited to: Ohio EPA (OEPA), Ohio Department of

	Transportation (ODOT), Ohio Department of Natural Resources (ODNR), Subdivision Engineer, County Engineer, Sanitary Engineer, Health Department, Stark Soil and Water Conservation District, and township zoning, et. al.
<b>ARCHITECT</b>	Any person registered to practice architecture by the State Board of Registration as specified in ORC 4703.01 through 4703.19.
<b>AVERAGE RECURRENCE INTERVAL</b>	The average interval in years between storm water flows of a given magnitude, or greater, over a period of time, such as one hundred (100) years.
<b>BLOCK</b>	A tract of land bounded by streets or a combination of streets.
<b>BOARD</b>	The Board of Stark County Commissioners or their designated representatives.
<b>BOND, PERFORMANCE AND MAINTENANCE</b>	See "Guarantee."
<b>BUILDABLE AREA</b>	Space remaining on a lot after the minimum subdivision and/or zoning requirements for yards, setbacks, easements and restrictions have been met.
<b>BUILDING</b>	Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind.
<b>BUILDING SITE</b>	A lot that meets minimum square footage requirements of the township zoning district in which it is located, or as may otherwise be required by these regulations.
<b>BUSINESS DAY</b>	A day of the week excluding Saturday, Sunday, or a legal holiday, as defined in ORC 1.14.
<b>CALENDAR DAY</b>	Any day of the week, including weekends and legal holidays.
<b>COMPLETELY SUBDIVIDED</b>	A tract that is divided into as many lots as the subdivider intends and/or these regulations permit.
<b>COMPREHENSIVE/TRANSPORTATION PLAN</b>	A plan, or any portion thereof, adopted by the Planning Commission and/or local community showing the general location and extent of present and proposed physical facilities and open spaces including housing, industrial and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives,

and policies of the community based on public input and its demographics, economics, natural physical characteristics, and sociology.

**COUNTY ROAD**

Includes all roads which are or may be established as a part of the county system of roads as provided in ORC 5541.01 to 5541.03, inclusive, which shall be known as the county highway system.

**COVENANT**

A written promise or pledge.

**CUL-DE-SAC**

Vehicular turnaround at the end of a permanent dead-end street.

**CULVERT**

A transverse pipe or structure that channels surface water under a road, street, or driveway.

**DEAD-END STREET**

**Permanent:** A local street with only one outlet that terminates in a vehicular turnaround (cul-de-sac) and having an appropriate terminal for the safe and convenient reversal of traffic movement. Said cul-de-sac is of a permanent nature, which is not intended to be extended or continued in the future.

**Temporary:** A local street temporarily having one end open to traffic and the other end terminating in a temporary turnaround (cul-de-sac), designed and constructed with the intent to be extended in the future.

**DELINEATED FLOOD PLAIN**

The area adjoining the channel of a river, stream, watercourse, or lake that has been or may be inundated by floodwater and shown on maps adopted as part of the county's Flood Hazard Prevention Regulations under the Federal Emergency Management Agency.

**DESIGN CRITERIA**

Standards that set forth specific improvement requirements.

**DEVELOPER**

Any individual, subdivider, firm, association, syndicate, partnership, corporation, trustee, or any other legal entity commencing proceedings under these regulations to effect a subdivision or improvement of land hereunder for himself or for another.

**DEVELOPMENT**

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, filling, grading, paving, or excavation.

<b>DITCH</b>	See “Open Channel.”
<b>DIVIDED HIGHWAY</b>	A highway with separated roadways for traffic in opposing directions, such separation being indicated by depressed dividing strips, raised curbing, traffic islands, or other physical barriers so constructed as to prevent or discourage crossover vehicular traffic or otherwise indicated by standard pavement markings or other official traffic control devices as prescribed in the Ohio Manual of Uniform Traffic Control Devices.
<b>DRIVEWAY, PRIVATE ROAD</b>	Every way or place in private ownership used for vehicular or pedestrian travel by the owner and those having express or implied permission from the owner but not by other persons, used to provide access from a street to a dwelling unit or commercial or industrial activities.
<b>EASEMENT</b>	A given right by the owner of the land for the specified use of said land to a corporation, partnership, person or persons, or the public.
<b>ENGINEER</b>	<p><b>County:</b> The person who is elected to the office of County Engineer of Stark County, Ohio, pursuant to ORC Chapter 315.</p> <p><b>Professional:</b> Any person registered to practice professional engineering by the State Board of Registration as specified in ORC 4733.14.</p> <p><b>Sanitary:</b> The registered professional engineer employed or appointed by the Board of County Commissioners to be the County Sanitary Engineer as provided in ORC 6117.01.</p> <p><b>Subdivision:</b> A registered professional engineer employed to assist with the administration and enforcement of these regulations.</p>
<b>EROSION</b>	The wearing away of the earth's surface by water, wind, gravity, or any other natural process.
<b>FEMA</b>	Federal Emergency Management Agency
<b>FLOOD</b>	An overflowing of water, from water courses, onto land which is normally dry.

<b>FLOOD, 100-YEAR</b>	The temporary inundation of normally dry land areas by a flood that is likely to occur once every one hundred (100) years (i.e., having a one percent (1%) chance of occurring each year, although such a flood may occur in any year).
<b>FLOOD HAZARD</b>	Indicates overflow water having sufficient velocity to transport debris, to scour the surface soil or to dislodge or damage buildings. It also indicates erosion of the banks of watercourses.
<b>FLOOD PLAIN</b>	Any area documented as having a one percent (1%) or greater chance of flooding in any one year identified in the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA) as being areas of special flood hazards subject to local Flood Plain Management Regulations.
<b>FRONTAGE</b>	See "Lot, Frontage."
<b>GRADE</b>	The slope of a road, street, or other public way specified in percentage terms.
<b>GUARANTEE</b>	An agreement by a developer in favor of and in such form as approved by the Board of County Commissioners of Stark County, Ohio, for the amount of estimated construction cost, guaranteeing the completion of physical improvements according to plans and specifications approved by the County Sanitary and Subdivision Engineers or an amount of the estimated maintenance cost of the completed physical improvements.
<b>HEALTH DEPARTMENT</b>	The Board of Health of a city or general health district or the authority having the duties of a board of health in any city as authorized by ORC 3709.05.
<b>HOMEOWNERS' ASSOCIATION</b>	Any organization operating under a recorded land agreement or declaration of covenants and restrictions through which each lot owner in a subdivision or development is a member and/or each lot is subject to charges for a proportionate share of the expenses for the organization's activities, such as maintenance of common land, roads and storm or drainage facilities.

**HOUSEHOLD SEWAGE  
TREATMENT SYSTEM (HSTS)**

Any sewage treatment system, or part of such a system, that receives sewage from a single-family, two-family, or three-family dwelling and residential dwellings, or other appurtenances including but not limited to:

- (1) A bed and breakfast, residential facility, or other residence as described in ORC 3717.42, (B)(2), (B)(4), and (B)(13).
- (2) An ancillary restroom associated with a dwelling in a location such as a barn or personal garage that is not used as an additional dwelling, sleeping area, or business and the users of the ancillary restroom are the same users as the dwelling. An ancillary restroom shall not be available for public use.
- (3) Vacation rental cabins provided there is a separate HSTS for each cabin.
- (4) A dwelling with a home business having no access for the general public and does not generate additional sewage as part of its operation.

**IMPROVEMENTS**

Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, street signs, utility lines, landscaping, earth excavation and embankment and other related matters normally associated with the development of land into building sites.

**INNOVATIVE DEVELOPMENT**

A development in which a variety of housing types and/or commercial or industrial facilities could be accommodated in a pre-planned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations.

**INTERSECTION SIGHT DISTANCE  
(ISD)**

The sight distance required at driveway and street intersections shall be as defined in the Ohio Department of Transportation's Volume One Location and Design Manual, latest edition.

**INUNDATION**

Standing water, or water in motion, of sufficient depth to damage property due to the mere presence of water or to deposition of silt.



**LEGAL HOLIDAY**

Those holidays as defined by ORC 1.14, and any day so designated by the Board.

If any day designated as a legal holiday falls on Sunday, the next succeeding day is a legal holiday.

**LIMITED ACCESS HIGHWAY OR FREEWAY**

In accordance with ORC 5535.02, a "limited access highway" or "freeway" is a road, highway, or street especially designed for through traffic, over which abutting property owners have no easement or right of access by reason of the fact that their property abuts upon such highway, and access to which may be allowed only at highway intersections designated by the Director of the Department of Transportation, Board of County Commissioners, or municipal authorities on roads within their jurisdiction, so as to eliminate cross traffic of vehicles.

**LOCATION MAP**

A drawing which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to existing streets (including the distance to the nearest intersection), other nearby developments or landmarks, and community facilities to better locate and orient the development under review.

**LOOP STREET**

A type of local street, each end of which terminates at an intersection with the same street from which it originated.

**LOT**

A division of land separated or proposed to be separated from other divisions of land by description on a recorded subdivision plat, recorded survey map, or by metes and bounds for purposes of sale, lease, or separate use, and having frontage on a public or private dedicated street, except as such lots or parcels are exempted from these regulations.

**Corner:** A lot at the point of intersection of, and abutting on, two intersecting streets.

**Double-Frontage:** A lot, other than a corner lot, that abuts more than one street.

**Flag:** A lot which utilizes a narrow strip of land to provide legal frontage on a public street.

**LOT, AREA**

The total horizontal area included within the lot lines of the lot.

<b>LOT, FRONTAGE</b>	The frontage of a lot shall be that portion of the lot along the street, not at the end of a temporary dead-end street. All sides of a lot adjacent to streets shall be considered frontage.
<b>LOT LINES</b>	The lines bounding a lot.
<b>LOT OF RECORD</b>	A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
<b>LOT SPLIT</b>	See "Minor Subdivision."
<b>MARGINAL ACCESS STREET</b>	A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street)
<b>MONUMENTS</b>	As adopted by the State Board of Registration for Engineers and Surveyors, a permanent marker made of concrete or iron material having a minimum length of thirty inches (30") and having a minimum cross-sectional area of two (2) square inches and so installed that it is possible to detect the monument by means of some device for finding ferrous or magnetic objects. The monument shall be identified with a durable marker bearing the surveyor's Ohio registration number.
<b>OPEN CHANNEL</b>	A longitudinal depression in the ground surface used for accumulating and transmitting storm water.
<b>OPEN SPACE</b>	An area open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, storm water management basins, swimming pools, tennis courts and any other recreational facilities that the Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included within such areas.
<b>ORC</b>	Ohio Revised Code
<b>ORIGINAL TRACT</b>	An original tract is a contiguous quantity of land held in common ownership as shown on the County Auditor's tax map as of April 4, 2007, the effective date of these regulations, and which has not been platted by the existing owner or owners. (see ORC 711.131(B))

<b>PARCEL</b>	Any piece of land described by a current deed.
<b>PERSONAL RECREATIONAL PURPOSES</b>	A parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s), without fee or consideration of any kind, excluding any commercial or membership recreational type of use(s) whether or not for fee or profit.
<b>PERFORMANCE AND MAINTENANCE BOND</b>	See "Guarantee."
<b>PLANNING COMMISSION</b>	The Regional Planning Commission of Stark County, of the State of Ohio, having jurisdiction over the area in which the proposed subdivision is located, as defined in ORC 711.09 and 711.101.
<b>PLAT</b>	<p>A map of a tract or parcel of land.</p> <p><b>Preliminary Plat:</b> See "Preliminary Plan."</p> <p><b>Final Plat:</b> A drawing of all or a portion of a subdivision, in accordance with the approved preliminary plan, which when approved shall be in a form suitable for recording.</p>
<b>PRELIMINARY PLAN</b>	A drawing of a proposed subdivision prior to the completion of final surveys for the purpose of study, the conditional approval of which is a prerequisite to the submission of improvement plans and a final plat.
<b>PUBLIC UTILITY</b>	Any governmental subdivision, agency, authority, district commission, or board, or any persons, firm, or corporation having a public utility permit to furnish to the public under regulations, electricity, gas, sewer, water, telephone, transportation, steam, or other similar public services.
<b>PUBLIC WAY</b>	An alley, avenue, boulevard, bridge, channel, drainage easement, expressway, freeway, highway, lane, parkway, street, subway, tunnel, viaduct, walk, or other ways in which the general public or public entity have a right, or which are dedicated, whether or not improved.
<b>REPLAT</b>	A reconfiguration of lots and/or further subdivision of lots in a recorded plat. It may include all or any part of a previously recorded plat.

<b>RIGHT-OF-WAY</b>	The strip of land taken or dedicated for use as a public or private way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, sanitary sewer, waterlines, and drainage facilities, and may include special features (required by the topography or treatment), such as grade separation, landscaped areas, viaducts, and bridges.
<b>ROADWAY</b>	Roadway shall be considered as that portion of a highway, including shoulders, for vehicular use. A divided highway has two or more roadways.
<b>SCATS</b>	Stark County Area Transportation Study
<b>SCHOOL</b>	Any educational institution accredited by the Ohio Department of Education and institutions of higher education.
<b>SETBACK LINE</b>	A line established on a lot for the purpose of prohibiting construction of a building between such line and the road right-of-way or property line.
<b>SEWAGE TREATMENT SYSTEM</b>	An HSTS, a Small Flow On-Site Sewage Treatment System, or both, as applicable.
<b>SEWERS, SANITARY</b>	A wastewater treatment system which provides a collection network and wastewater treatment plant for a single development, community, or region.
<b>SEWERS, ON-SITE</b>	See "Home Sewage Treatment System" or "Small Flow On-Site Sewage Treatment System."
<b>SHOULDER</b>	The portion of the roadway contiguous with the traveled way for the accommodation of stopped vehicles, for emergency use, and for lateral support of base and surface courses.
<b>SKETCH PLAN</b>	A plan or drawing of a proposed subdivision development, which includes information required by Section 320.1 of these regulations.
<b>SIDEWALK</b>	That portion of the road right-of-way, outside the roadway, which is improved for the use of pedestrian traffic. See "Walkway."
<b>SITE IMPROVEMENT PLAN</b>	A plan or drawing of the proposed improvements to the land as defined by ORC 711.001(B), which includes all information required for review by the Planning Commission as set forth in Section 370 of these regulations.

**SMALL FLOW ON-SITE SEWAGE  
TREATMENT SYSTEM (SFOSTS)**

A system, other than an HSTS, that treats not more than one thousand gallons of sewage per day and that does not require a national pollutant discharge elimination system permit issued under ORC 6111.03 or an injection well drilling or operating permit issued under ORC 6111.043. A structure or structures served by a SFOSTS shall include, but is not limited to:

- (1) Vacation rental cabins with multiple cabins served by an SFOSTS.
- (2) A dwelling and an ancillary building both served by an SFOSTS where the ancillary building may be open to the public and is used by more than the residents of the dwelling.
- (3) Two dwellings, including arrangements such as a dwelling and a detached garage with living space.

**STARK SOIL & WATER  
CONSERVATION DISTRICT**

The agency responsible for administering the Stark County Storm Water Quality Regulations adopted by the Board of Stark County Commissioners pursuant to ORC 307.79. *(Amended effective August 6, 2008)*

**STOPPING SIGHT DISTANCE (SSD)**

The cumulative distance traversed from the time a driver sees a hazard necessitating a stop, actually applies the brakes and comes to a stop in accordance with the Ohio Department of Transportation's Volume One Location and Design Manual, latest edition.

**STORM SEWER**

A catch basin with pipe or system of pipes, catch basins and/or manholes used for the underground transmission of storm water.

**STREET OR ROAD**

**Private:** Any road not meeting the definition of a public road. (see below)

**Public:** A public road is one which has been dedicated to public use by the owner of the property or established under ORC Title 55 and accepted by the local government for public use and maintenance.

**STRUCTURE**

Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground including, but not limited to: buildings, trailers, mobile homes, travel trailers, campers, relocatable or portable homes and houses and other like units, playgrounds, parking lots, tennis courts, swimming pools, telecommunication facilities, dams or earthworks for

retaining water and like construction.

**SUBDIVIDER**

See "Developer."

**SUBDIVISION**

In accordance with ORC 711.001(B):

- (1) The division of any parcel of land shown as a unit or as contiguous units on the last preceding general tax list and duplicate of real and public utility property, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the following are exempt:
  - (a) A division or partition of land into parcels of more than five acres not involving any new streets or easements of access.
  - (b) The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites.
  - (c) If the planning authority adopts a rule in accordance with Section 711.133 of the Ohio Revised Code that exempts from division (B)(1) of this section any parcel of land that is four acres or more, parcels in the size range delineated in that rule.
- (2) The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any public or private street or streets, except private streets serving industrial structures, or involving the division or allocation of land as open spaces for common use by the owners, occupants, or leaseholders or as easements for the extension and maintenance of public or private sewer, water, storm drainage, or other similar facilities.

**SUBDIVISION, EXEMPTED**

A division of a parcel of land submitted for approval without plat, under ORC 711.001.

**SUBDIVISION, LARGE LOT**

Any tract of land that is between 5.001 and 20.000 acres, as adopted by the Planning Commission in accordance with ORC 711.133.

<b>SUBDIVISION, MAJOR</b>	All subdivisions not classified as minor subdivisions including, but not limited to, subdivisions of five (5) or more lots, including the remainder, from an original tract and/or the creation or extension of any roads, easements of access, or any public improvements.
<b>SUBDIVISION, MINOR</b>	A division of a parcel of land submitted for approval without plat, under ORC 711.131, which is not contrary to applicable platting, subdividing, zoning, regulations adopted under division (B)(3) of ORC 307.37 regarding existing surface or subsurface drainage, or household sewage treatment rules adopted under ORC 3718.02, or access management regulations.
<b>SUBDIVISION REVIEW SUBCOMMITTEE</b>	A subcommittee appointed by the Planning Commission or President of the Planning Commission to advise and recommend to the Planning Commission on matters related to subdivision plans and plats and other related matters.
<b>SURVEYOR, PROFESSIONAL</b>	Any person registered to practice surveying by the State Board of Registration as specified in ORC 4733.02.
<b>SWALE</b>	See "Open Channel."
<b>TEMPORARY TURNAROUND</b>	Vehicular turnaround at the end of a temporary dead-end street.
<b>TRANSPORTATION AND/OR DEVELOPMENT PLANS</b>	A document officially adopted by the Stark County Regional Planning Commission and/or the Stark County Area Transportation Study (SCATS), including but not limited to: future streets and thoroughfares, land use, parks and other open spaces.
<b>VARIANCE</b>	In accordance with ORC 711.10, a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where due to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.
<b>VICINITY MAP</b>	See "Location Map."
<b>WALKWAY</b>	A dedicated public or private way, four (4) feet or more in width, for pedestrian use only, whether or not along the side of a road.

**WATERSHED**

A region or area bounded peripherally by a water parting and draining ultimately to a particular watercourse or body of water.

**WETLAND**

Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated, hydric soil conditions as determined by the United States Army Corps of Engineers and the Ohio Environmental Protection Agency. Wetlands generally include swamps, marshes, bogs and similar areas.

**WORK DAY**

See "Business Day."

**ZONING**

The regulations and limitations by districts of the use, minimum lot size, density, height, bulk and location, including percentage of lot occupancy, building setback lines and other structures in such districts.

**ZONING INSPECTOR**

A person designated by the appropriate authority to administer and enforce zoning regulations.



## **ARTICLE III – PROCEDURES**

### **300. PURPOSE**

The purpose of this article is to specify the procedures to be followed for the subdivision of land in accordance with Sections 711.001, 711.10, 711.131, and 711.133 of the Ohio Revised Code.

### **310. MINOR SUBDIVISIONS (LOT SPLITS)**

*(Amended effective August 6, 2008)*

- A. Pursuant to ORC 711.131, minor subdivisions are divisions of property which meet certain criteria and shall be approved by the Planning Commission staff without a plat. The proposed divisions of property must comply with the following:
1. Size of the division shall be five (5.000) acres or less; and
  2. Must be located along an existing public street; and
  3. Shall not involve the opening, widening, or extension of any street or road; and
  4. Shall create no more than five lots without a plat from the original tract, as that tract exists on the effective date of these regulations (April 4, 2007); and
  5. The proposed division, including the remainder of the original tract, shall not be contrary to any of the following applicable regulations, if they have been adopted:
    - a. Platting and Subdividing – must comply with Article III, Section 360 and/or Article V, Sections 530.1.B; 530.2; 530.3; and 530.4 of these regulations
    - b. Township Zoning
    - c. Health
    - d. Sanitary sewer regulations and policies (ORC Chapter 6117)
    - e. Access management regulations
    - f. Building code regulations pertaining to existing surface and subsurface drainage (ORC 307.37(B)(3))
    - g. Rules governing household sewage treatment systems

### **311. EXEMPTED SUBDIVISIONS**

*(Amended effective August 6, 2008)*

- A. Pursuant to ORC 711.001(B)(1), divisions of property exceeding twenty (20) acres not involving any new streets or easements of access, or a small non-buildable tract for sale or transfer to an adjoining property owner are exempt. These exempted divisions do not count toward the five (5) minor subdivisions permitted from the original tract.

### **312. LARGE LOT DEVELOPMENTS**

*(Amended effective August 6, 2008)*

- A. Pursuant to ORC 711.133, large lot developments are divisions of property which meet certain criteria and shall be approved by the Planning Commission staff without a plat. These proposed divisions do not count toward the five minor subdivisions permitted from the original tract, and must comply with all of the following:
  - 1. Must involve the establishment of a lot ranging in size from not less than 5.001 acres; and not more than 20.000 acres; and
  - 2. Must be located along an existing public street; and
  - 3. Shall not involve the opening, widening, or extension of any street or road; and
  - 4. If it is determined that the lot is subject to approval pursuant to the Large Lot Development rules as specified above, the Planning Commission staff must determine that the proposed division is not contrary to the following applicable regulations, if they have been adopted:
    - a. Township Zoning
    - b. Health
    - c. Sanitary sewer regulations and policies (ORC Chapter 6117)
    - d. Access management regulations
    - e. Building code regulations pertaining to existing surface and subsurface drainage (ORC 307.37(B)(3))
    - f. Rules governing household sewage treatment systems
    - g. Rules that regulate lot frontage and width-to-depth ratios:
      - 1) Lot Frontage Requirement. Unless the applicable zoning regulations specifically provide otherwise, all lots created under Section 312 shall have a minimum of fifty (50) feet of continuous frontage along an existing public road, measured at the right-of-way line. At no point shall the width of the lot be less than the required frontage.

- 2) Lot Width-to-Depth Ratio. Unless the applicable zoning regulations specifically provide otherwise, the maximum depth of a lot measured from the right-of-way line shall not exceed six (6) times the average width of the lot, in accordance with Section 530.1.B. To calculate the average width and the maximum allowable depth of a tract, the following method shall be used:
  - a) the acreage is converted to square feet,
  - b) which is then divided by the lot depth from the right-of-way line to the rear lot line on the longest side,
  - c) resulting in the average width of the lot,
  - d) which is then multiplied by six (6) to determine the maximum allowable depth of the lot.

**B. Special Provisions for Parcels Exempt from Large Lot Development Rules**

1. A proposed division of land along an existing public street, not involving the opening, widening, or extension of any street or road, and which meets the acreage requirements set forth in this section, but which is to be used only for agricultural or personal recreational purposes (as defined in Section II, Definitions), shall be exempt from the Large Lot Development approval requirements.
2. Nothing in this section shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these regulations for any future division or partitions of those parcels.
3. When parcels that are exempt from the approval requirements under this section and are subsequently to be used for other than agricultural or personal recreational purposes, the Planning Commission staff shall first determine that such a parcel complies with the regulations set forth in this section.
4. An exemption under this section shall require a notarized affidavit, signed by the grantee, certifying the proposed parcel will only be used for agricultural or personal recreational purposes, and that any change in use shall require the Planning Commission staff first determine the parcel complies with the then current provisions of this section.
5. The grantor shall set forth in the deed that the tract being conveyed is to be used for agricultural or personal recreational use only and will be exempt under ORC 711.133.
6. With respect to buildings for agricultural or personal recreational use, said buildings must be in accordance with township zoning. In townships without zoning, only those buildings customarily accessory to the exempted use as declared by the owner shall be permitted. Buildings requiring sanitary facilities will not be permitted.

### **313. APPLICATION PROCESS – SUBDIVISIONS WITHOUT PLAT**

*(Amended effective August 6, 2008)*

Application for approval of a division of a parcel of land, for which no plat is required by reason Sections 711.001(B)(1), 711.131, or 711.133 of the Ohio Revised Code, shall be made to the Stark County Auditor's office, on an application provided by the Planning Commission. A separate application is required for each proposed tract or lot being subdivided. The following information shall be required at the time of submission:

- A. Metes and bounds description, accompanied by a plat or map of survey that meets the Minimum Standards for Boundary Surveys in the State of Ohio (OAC [Ohio Administrative Code] 4733.37), latest edition, as adopted by the Stark County Auditor's and Engineer's offices. Also show acreage of remainder tract(s), as well as owners of adjacent properties.
- B. The proposed deed of conveyance (a copy is not acceptable).
- C. Surveyor's mathematical closure sheet (a copy is acceptable).
- D. Supporting documentation if claiming an exemption under ORC 711.001(B)(1) or 711.133. For divisions under ORC 711.133 for which a personal recreational use or agricultural use are claimed, refer to 312.B.4 and 5 for requirements.
- E. The following documentation is required for all proposed divisions of property:
  - 1. Signed certification that tracts created, including the remainder, are in conformance with the following applicable regulations:
    - a. Township Zoning (if subdivided under ORC 711.131 or 711.133)
    - b. Health Department and rules governing sewage treatment systems
    - c. Sanitary Engineering Department
    - d. Access management regulations
    - e. Building code regulations pertaining to existing surface and subsurface drainage (ORC 307.37(B)(3))
- F. Processing fee in accordance with Article VII, Section 730.

### **314. PLANNING COMMISSION ACTION**

*(Amended effective August 6, 2008)*

For Minor Subdivisions under ORC 711.131, the Planning Commission staff is directed to approve within seven (7) business days, the proposed conveyance which shall be stamped "Approved by the Stark County Regional Planning Commission – No Plat Required," signed by the Planning Commission staff and dated, provided the conveyance is in compliance with ORC 711.131.

For Exempted Divisions of property under ORC 711.001, the Planning Commission staff is directed to approve the proposed conveyance which shall be stamped “Approved by the Stark County Regional Planning Commission – No Plat Required,” signed by the Planning Commission staff and dated, provided the conveyance is in compliance with ORC 711.001(B)(1).

For Large Lot Developments under ORC 711.133, the Planning Commission staff is directed to approve the parcels within certain time frames, as set-out below. Provided the proposed conveyance is in compliance with ORC 711.133, the Planning Commission staff shall stamp it “Approved by Stark County Regional Planning Commission; No Plat Required under ORC 711.133,” or “No Approval or Plat Required under ORC 711.133; **for agricultural or personal recreational use only**,” and sign and date it.

<u>Number of Parcels</u>	<u>Must Act Within</u>
1 – 6	7 Calendar Days
7 – 14	14 Calendar Days
15 or more	21 Calendar Days

## **320. PRELIMINARY PLAN PROCEDURE**

The preliminary plan stage requires that the developer present all information, as required in Section 410 and 500 through 540, to enable the Planning Commission to determine that the proposed design is satisfactory and complies with these regulations.

### **320.1 SKETCH PLAN PROCEDURE**

- A. To help minimize development planning costs, avoid misinterpretation and ensure compliance with the requirements of these regulations, the submittal of a sketch plan, followed by a sketch plan review meeting is encouraged prior to submittal of a preliminary plan.
- B. The sketch plan should provide sufficient information such as: street arrangement, lots, topography, subsurface and other conditions, and easements, to evaluate the proposed subdivision at an early stage. This would allow for alterations as may be necessary prior to the submittal of the preliminary plan. This meeting shall be attended by the consulting engineer/surveyor, the land owner or developer, Planning Commission staff, and the Subdivision Engineer.
- C. Note that this sketch plan review will only be with the Planning Commission staff and the Subdivision Engineer. Other departments and agencies required to review subdivision plans and plats would need to be contacted separately if input is desired prior to preliminary plan review.

## **321. SUBMISSION OF PRELIMINARY PLAN**

An application provided by the Planning Commission for the approval of the preliminary plan, together with fifteen (15) copies of the preliminary plan, shall be filed at the offices of the Planning Commission by the official filing date as set by the Planning Commission, for review at its next meeting. When the official filing date falls on a Saturday, Sunday, or a legal holiday, the filing deadline shall be NOON on the next

business day. The preliminary plan shall be prepared in accordance with these regulations. Preliminary plan fees shall be submitted at this time in accordance with Article VII, Section 730.

**322. SUBMISSION TO THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT)**

In accordance with ORC 5511.01, before any subdivision plat or site improvement plan is approved affecting any land within three hundred (300) feet of the center line of a proposed new highway or highway for which changes are proposed, as described in the certification to local officials by the Director of the Ohio Department of Transportation (ODOT), or any land within a radius of five hundred (500) feet from the point of intersection of said center line with any public road or highway, the Planning Commission shall give notice, by certified mail, to the Director of ODOT. The Planning Commission shall not approve a subdivision plat or site improvement plan for one hundred twenty (120) days from the date the notice is received by the Director of ODOT. If the Director of ODOT notifies the Planning Commission that he shall proceed to acquire the land needed, then the Planning Commission shall refuse to approve the plat or site improvement plan. If the Director of ODOT notifies the Planning Commission that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of ODOT and the property owner, the Planning Commission shall, if the subdivision plat or site improvement plan is in conformance with all provisions of these regulations, approve the same.

**323. NOTICE TO TOWNSHIP AND BOARD OF HEALTH**

*(Amended effective August 6, 2008)*

In accordance with ORC 711.10, as amended, the Planning Commission shall send a notice by regular mail or electronic mail to the township fiscal officer of the submission of a plan within the jurisdiction of such township and to the board of health of the health district in which the plan is located. Notice shall inform the trustees and the board of health of the submission of the plan and include the date, time and place of any meetings at which the Planning Commission will consider or act upon the plan.

**324. TRANSMISSION OF PRELIMINARY PLAN**

The Planning Commission staff shall transmit a copy of the preliminary plan to the following officials and agencies for their review and recommendations:

- County Board of Health
- County Sanitary Engineer
- County Subdivision Engineer
- County Engineer
- County Auditor (House Numbering/Tax Map departments)
- Stark Soil and Water Conservation District

- Township Fiscal Officer or Zoning Inspector
- Township Fire Chief or Prevention Officer
- Telephone Company
- Gas Company
- Power Company
- Post Office
- Ohio Department of Transportation, if applicable
- Water utility, if applicable
- Planning Commission file

Additional copies of the preliminary plan may be transmitted to other utility companies, school boards, governmental agencies and others as deemed necessary. The officials and agencies should submit their comments and recommendations to the Planning Commission staff as stated on the transmittal letter.

### **325. PLANNING COMMISSION ACTION**

The Planning Commission shall approve, approve conditionally, or disapprove the preliminary plan within thirty-five (35) business days after the submission of the preliminary plan to the Planning Commission. Such action shall be submitted to the developer in writing and shall also be entered in the official records of the Planning Commission, with the conditions or reasons for disapproval, as appropriate. If disapproved, the reasons for disapproval shall be stated.

### **326. EFFECT OF APPROVAL**

Conditional approval of a preliminary plan is not an acceptance of the subdivision for record. It is an approval of a general plan as a guide for the preparation of improvement plans and a subdivision plat for final approval and recording upon fulfillment of all requirements of these regulations.

Conditional approval of a preliminary plan shall be effective for a period of twenty-four (24) months. Upon expiration of a preliminary plan approval, no approval of a final plat shall be given until the preliminary plan has been resubmitted and approved. A preliminary plan that remains in conformance with these regulations may be renewed for a period of two (2) years by the Planning Commission, upon filing of a written request and renewal fee in accordance with Article VII, Section 730. If township zoning regulations are amended after conditional approval of a preliminary plan, a revised preliminary plan may be required that conforms with the newly adopted zoning resolution.

After a preliminary plan has been conditionally approved for a tract or tracts of land, divisions of property without plat in accordance with ORC 711.001, 711.131 or 711.133, for sale or transfer will not be permitted.

### **330. SUBMISSION OF IMPROVEMENT PLANS**

After preliminary plan approval is given, the developer's engineer may prepare complete construction plans of proposed improvements which shall conform to the approved preliminary plan and include all requirements as set forth in Article VI of these regulations:

- A. One (1) complete set of improvement plans shall be submitted to the County Subdivision Engineer. Before submission of the final plat and before any improvements may be constructed, these plans shall be approved by the Stark County Subdivision Engineer. Such approval or non-approval shall be submitted in writing within sixty (60) days after submission or be deemed approved.
- B. Submit improvement plans to the County's Sanitary Engineering office for the installation of county sanitary and water facilities, as follows:
  - 1. If sewer or water - one (1) set
  - 2. If sewer and water - two (2) sets
  - 3. If sewer and pumping station - two (2) sets
  - 4. If sewer, water and pumping station - three (3) sets
- C. Before submission of the final plat and before any improvements may be constructed, these plans shall be approved by the County Sanitary Engineer or his designated representative.

### **340. CHANGES IN THE PRELIMINARY PLAN**

If the developer's engineer finds during the making of the improvement plans that the approved preliminary plan is not workable and changes in layout are required, submission of a revised preliminary plan may be required. Partial revisions of preliminary plans are not acceptable.

### **350. FINAL PLAT PROCEDURE**

The final plat stage requires the developer to present a plat together with all data required in Section 420 to enable the Planning Commission and the Board to determine that the subdivision fully complies with these regulations and conforms to the approved preliminary plan. After approval of all streets, highways, or other public ways or open space by the Board, the plat may be recorded and kept in a permanent file as provided in these regulations.

### **351. SUBMISSION OF THE FINAL PLAT**

An application provided by the Planning Commission for the approval of the final plat, together with the original tracing and sixteen (16) prints, shall be filed at the offices of the Planning Commission by the official filing date as set by the Planning Commission for review at its next meeting. When the official filing date falls on a Saturday, Sunday, or a



legal holiday, the filing deadline shall be NOON on the next business day. The final plat shall conform to the approved preliminary plan and to these regulations and may be for all or a portion of the area included in the preliminary plan. Final plat fees shall be submitted at this time in accordance with Article VII, Section 730.

Final plat submission shall also require the following information to be submitted before the filing deadline:

- A. An opinion of title in conformity with the standards for title examination promulgated by the Ohio State Bar Association from the developer's attorney addressed to the County Prosecutor shall be submitted to the Planning Commission. The title opinion shall verify the ownership of lands being subdivided and set forth all judgments, liens, easements, rights-of-way, and leases affecting the proposed lands to be included in the plat. The opinion of title shall be accompanied by an affidavit from the developer or the developer's designee indicating whether or not streets within the lands being subdivided are occupied by physical facilities located within any easements, rights-of-way, or leases reported in the opinion of title. The affidavit shall contain an averment that the affiant has exercised due diligence in the conduct of any inquiry concerning the status of any such facilities.
- B. Where the signature of one individual is purported to bind a fictitious person (corporations, partnerships, etc.), the execution of that signature shall be authorized by action on the records of the fictitious person and evidenced by a certified resolution, certificate of incumbency, or such other instruments as are commonly accepted for that purpose within the legal community indicating that such action is not repealed and that the authority of any individual so authorized to bind the fictitious person is current.
- C. Where the final plat includes areas being dedicated as public streets, roads, or highways, the property owner shall provide releases or partial releases for all liens, if any, for the area included in such streets, roads, or highways.
- D. Performance guarantee for completion of proposed improvements, in accordance with Section 600 of these regulations, filed with the Subdivision Engineering Office for processing, shall be forwarded to the Board for their action in final plat approval; unless proper certification is submitted that all required improvements have been completed and approved for acceptance by the Board.

### **352. NOTICE TO TOWNSHIP AND BOARD OF HEALTH**

*(Amended effective August 6, 2008)*

In accordance with ORC 711.10, as amended, the Planning Commission shall send a notice by regular mail or electronic mail to the township fiscal officer of the submission of a plat within the jurisdiction of such township and to the board of health of the health district in which the plat is located. Notice shall inform the trustees and the board of health of the submission of the plat and include the date, time and place of any meetings at which the Planning Commission will consider or act upon the plat.

### **353. TRANSMISSION OF FINAL PLAT**

The Planning Commission staff shall transmit a copy of the final plat to the following officials and agencies for their review and recommendations:

- County Prosecutor, together with the letter from the developer's attorney
- County Board of Health
- County Sanitary Engineer
- County Subdivision Engineer
- County Engineer
- County Auditor (House Numbering/Tax Map departments)
- Stark Soil and Water Conservation District
- Township Fiscal Officer or Zoning Inspector
- Township Fire Chief or Prevention Officer
- Telephone Company
- Gas Company
- Power Company
- Post Office
- Ohio Department of Transportation, if applicable
- Water utility, if applicable
- Planning Commission file

Additional copies of the final plat may be transmitted to other utility companies, school boards, governmental agencies and others as deemed necessary. The officials and agencies should report their comments and recommendations to the Planning Commission staff as stated on the transmittal letter.

### **354. PLANNING COMMISSION ACTION**

The Planning Commission shall approve, conditionally approve, or refuse to approve a final plat within thirty (30) calendar days from the date of official filing or within a mutually agreed upon time extension; otherwise the final plat shall be deemed to have been approved. Written notice of such action shall be mailed to the developer, and if disapproved, such notice shall include reference to the regulation or regulations violated. This action shall also be entered on the official records of the Planning Commission.

When all final plat requirements have been met and the Planning Commission has given unconditional approval, endorsements in accordance with Section 420, C shall be obtained on the original tracing of the final plat.

### **355. EFFECT OF CONDITIONAL APPROVAL**

The Planning Commission may grant conditional approval of a plat to permit alterations to the plat or any part of it, to be completed within forty (40) calendar days of the official filing date, as set by the Planning Commission.

### **356. EFFECT OF APPROVAL**

Planning Commission approval of a final plat will be valid for one year. If not recorded, the plat must be resubmitted in accordance with these regulations.

### **357. RECORDING OF FINAL PLAT**

After approval of the final plat by the Board, Planning Commission staff shall submit the plat to the County Auditor for creation of the permanent parcels for tax duplicate, and to the County Recorder for recording, when parcel and recording fees as set by those offices are submitted. Upon recording of the final plat, a reproducible drawing on 6 mil or thicker mylar of said plat shall be provided by the developer for permanent retention by the office of the Subdivision Engineer.

### **360. REPLAT PROCEDURE**

Pursuant to ORC 711.24, any change to streets or lots in a platted subdivision is subject to Section 350, Final Plat Procedures, with the exception of, if no streets are being dedicated, a performance guarantee may not be required. A copy of the current lot/street configuration for reference and any other pertinent data requested by the Planning Commission shall be submitted.

### **370. SITE IMPROVEMENT PLAN PROCEDURE**

The site improvement plan review in accordance with ORC 711.001(B)(2), requires that the developer present all information, as required in Sections 430 and 550, to enable the Planning Commission to determine that the proposed improvements comply with these regulations.

### **371. SUBMISSION OF SITE IMPROVEMENT PLAN**

An application provided by the Planning Commission for the approval of the site improvement plan, together with fifteen (15) prints and applicable fees in accordance with Article VII, Section 730, shall be filed at the Planning Commission offices by the official filing date, as set by the Planning Commission, for review at its next meeting. When the official filing date falls on a Saturday, Sunday, or a legal holiday, the filing deadline shall be NOON on the next business day.

### **372. NOTICE TO TOWNSHIP AND BOARD OF HEALTH**

*(Amended effective August 6, 2008)*

The Planning Commission shall send a notice by regular mail or electronic mail to the township fiscal officer of the submission of a site improvement plan within the jurisdiction of such township and to the board of health of the health district in which the plan is located. The notice shall inform the trustees and the board of health of the submission of the plan and include the date, time and place of any meetings at which the Planning Commission will consider or act upon the plan.

### **373. TRANSMISSION OF SITE IMPROVEMENT PLAN**

The Planning Commission staff shall transmit copies of the site improvement plan to the following officials and agencies for their review and recommendations:

- County Board of Health
- County Sanitary Engineer
- County Subdivision Engineer
- County Engineer
- County Auditor (House Numbering/Tax Map departments)
- Stark Soil and Water Conservation District
- Township Fiscal Officer or Zoning Inspector
- Township Fire Chief or Prevention Officer
- Telephone Company
- Gas Company
- Power Company
- Post Office
- Ohio Department of Transportation, if applicable
- Water utility, if applicable
- Planning Commission file

Additional copies of the site improvement plan may be transmitted to other utility companies, school boards, governmental agencies, and others as deemed necessary. The officials and agencies should submit their reports and recommendations to the Planning Commission staff as stated on the transmittal letter.

### **374. PLANNING COMMISSION ACTION**

The Planning Commission shall approve, conditionally approve or disapprove the site improvement plan within thirty (30) calendar days from the date of official filing or within a mutually agreed upon time extension; otherwise the site improvement plan shall be deemed to have been approved. Written notice of such action shall be mailed to the developer, and if disapproved, such notice shall include reference to the regulation or

regulations violated. This action shall also be entered upon the official records of the Planning Commission.

### **375. EFFECT OF CONDITIONAL APPROVAL OR APPROVAL**

Planning Commission approval of a site improvement plan will authorize development in accordance with the approved plan. If the Planning Commission's action is for conditional approval, a notice of final approval will be transmitted by Planning Commission staff when all of the conditions have been met. No further action by the Planning Commission is required provided the development proceeds in accordance with the approved plans.

Approval of a site improvement plan shall be effective for a period of twenty-four (24) months from the Planning Commission approval date. Upon expiration of a site improvement plan approval, no approval of a site improvement plan shall be given until the site improvement plan has been resubmitted and approved. A site improvement plan that remains in conformance with these regulations may be renewed by the Planning Commission, upon filing of a written request and renewal fee in accordance with Article VII, Section 730.

### **376. ADMINISTRATIVE WAIVER OF FORMAL SITE IMPROVEMENT PLAN**

*(Amended effective August 6, 2008)*

An applicant may request an administrative waiver of a formal site improvement plan by submitting an application on forms provided by the Planning Commission, along with information required in Section 431 and any applicable fees in accordance with Article VII, Section 730, to the Executive Director of the Planning Commission or his designated representative.

If during the review it is determined that additional information is required or if other departments and agencies should review, a formal site improvement plan may be required in accordance with Section 430.

An administrative waiver of formal site plan may be granted by staff if all of the following apply:

- A. The proposed addition shall not exceed ten percent (10%) of the square footage of the existing structure(s), is a co-location of an existing telecommunications facility that has been previously reviewed as a site improvement plan, or is a second residential dwelling on the same tract of land; and
- B. Will not impact storm water run-off; and
- C. Will not create additional driveways onto existing streets; and
- D. Will not involve any additional parking or paving; and
- E. The existing facility is already connected to sanitary sewer or has already obtained Health Department/Ohio EPA approval for the expansion.

### **377. ADMINISTRATIVE APPROVAL**

Administrative approval of a waiver of formal site improvement plan will authorize development in accordance with the approved plan, after zoning and building permits have been secured, if applicable.

Approval of an administrative waiver of a formal site improvement plan shall be effective for a period of twelve (12) months. Upon expiration of an administrative waiver of a formal site improvement plan, no approval shall be given until the site improvement plan has been resubmitted and approved.

## ARTICLE IV – MINIMUM PLAT AND PLAN REQUIREMENTS

### 400. PURPOSE

To inform the developer of the specific information that must be provided to permit adequate review and approval, in accordance with these regulations.

### 410. PRELIMINARY PLAN

*(Amended effective August 6, 2008)*

A preliminary plan shall be submitted to the Planning Commission prior to the completion of final surveys of roads and lots and before the start of any grading or construction work upon the proposed streets and before any plat of said subdivision is made in a form suitable for recording.

Where the preliminary plan covers only a part of the subdivider's entire contiguous holdings, a sketch of the prospective future street system of the unsubmitted part shall be furnished, and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted.

The developer shall furnish the following:

**410.1. Preliminary Plan Application** - (obtained in the Planning Commission office or on the RPC website)

**410.2. Location Map** - A location map at a scale of not more than eight hundred (800) feet to the inch shall be shown on, or accompany, the preliminary plan.

**410.3. Preliminary Plan Drawing** - A preliminary plan shall be submitted at a common engineering scale of not smaller than one hundred (100) feet to the inch.

- A. Preliminary plans shall be on one or more sheets measuring twenty-two (22) inches by thirty-four (34) inches. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire proposed subdivision. All lettering shall be legible and not less than 3/32 (0.09) of an inch in height.
- B. The preliminary plan drawing shall be prepared by a registered surveyor, registered architect, or registered professional engineer. The plan shall be accurately and clearly drawn. The drawing shall include the proposed plan of the subdivision, and shall show the following:

- 1. Identification:

- a. Proposed name of subdivision (name must not duplicate others in the unincorporated areas of the county), township name, tract, quarter section or fractional section, and original lot or section number.

- b. Names, addresses, and telephone and facsimile numbers of property owners, developers, and the person or firm preparing the preliminary plan.
- c. Scale, date, and directional orientation clearly shown with north arrow pointing towards the top or the right side of the sheet.

2. Existing Data:

- a. Boundary lines: showing bearings and distances and the method by which they were derived, as surveyed by a registered surveyor, or as shown by existing deed records.
  - 1) If applicable, all corporation lines, section and quarter section lines shall be shown.
- b. Easements: location, width, and purpose.
- c. Streets in and adjacent to the subdivision: names, location, right-of-way, and roadway width.
- d. Utilities in and adjacent to the subdivision: location, size, and type of all existing underground installations shall be shown by visible location and/or per utility records, as obtainable. Location of all surface installations shall also be shown.
- e. Topography: show contours with an interval of not more than five (5) feet if ground slope is in excess of ten (10) percent and two (2) feet if ground slope is less than ten (10) percent. All contour elevations shall be indicated and readable.
- f. Subsurface conditions on the subdivision: any conditions that are not typical, such as abandoned mines, etc., if this data is known and available.
- g. Other conditions: within the subdivision, such as watercourses and areas subject to flooding, including all delineated FEMA flood plains, marshes, rock outcropping, wooded areas, and any structure or other significant features.
- h. Other conditions: on adjacent land within two hundred (200) feet, such as approximate direction and gradient of ground slope, including any embankments or retaining walls, location and type of buildings on unplatted lands, railroad lines, power lines and towers, other nearby nonresidential uses of land, owners of adjacent unplatted land (for adjacent platted land, refer to subdivision plat by name, lot numbers, plat book, and pages or image number where recorded).
- i. Zoning Requirements: signed by Township Zoning Inspector certifying the existing district and that proposed lots are in conformance with area requirements, if applicable.



- j. Planned public improvements: highways, buildings, or other major improvements within five hundred (500) feet openly known to be planned by public authorities for future construction in or near the subdivision, including journalized routes for highways.

3. Proposals:

- a. Streets: show proposed streets, right-of-way widths, and intended pavement design. Indicate each street by a proposed name.
- b. Other rights-of-way or easements (including waterlines, sanitary and storm sewers): location, width, and purpose.
- c. Lots: consecutively numbered, scaled dimensions, and estimated area of irregular-shaped lots in square feet. Proposed setback lines shall be shown if no zoning regulations are in effect.
- d. All land within the subdivision shall be identified by lot number and use.
- e. Public or private sites: reserved or dedicated for parks, playgrounds, or other public or private use. If private, a statement of proposed covenants or restrictions for future maintenance shall be furnished, whether on the plat or as a separate instrument.
- f. Sites for other uses: indicate use of parcels which are not to be divided into building lots, i.e., reserved or dedicated for open space, storm water retention, temporary soil and sedimentation basins.
- g. Total site data: including acreage, number of lots, typical lot size, proposed type of sewage treatment system, water supply and drainage facilities, and acres in parks and other public uses.
- h. Sanitary sewers and waterlines: show proposed sanitary sewers and waterlines.

**410.4. Supplementary Requirements:**

- A. Field staking of centerlines of all roads which will intersect with existing public roads shall be required for a distance of fifty (50) feet from existing road right-of-way.
- B. A drainage sketch plan indicating ability to comply with Article VI, Section 620.

**420. FINAL PLAT**

*(Amended effective August 6, 2008)*

Final plats may be for all or a portion of the territory shown to be subdivided and shall conform to the approved preliminary plan and to these regulations. The developer shall furnish the following:

**420.1. Final Plat Application:** (obtained in the Planning Commission office or on the RPC website)

#### **420.2. Final Plat Drawing:**

- A. A final plat shall be drawn in ink on tracing cloth or mylar or any material except "sepia," feasible for clear reproducible copies on one or more sheets measuring twenty-two (22) inches by thirty-four (34) inches at a common engineering scale of not smaller than one hundred (100) feet to the inch. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. All lettering shall be legible and not less than 3/32 (0.09) of an inch in height.
- B. A reproducible tracing of the final plat, after recording, will be filed and retained in the office of the Subdivision Engineer and shall become and remain the property of the Board.
- C. The final plat shall show the following:
  - 1. Identification:
    - a. Proposed name of subdivision (must not duplicate others in the county and shall be the same as used on preliminary plan), township name, township range, township number, quarter section or fractional section. If a subdivision is developed in phases, each phase shall be numbered consecutively in the title, after the initial plat (i.e., Smith Estates No. 2); the word "phase" shall not be used in the title.
    - b. If a replat of an already recorded allotment, the name and lot numbers of the original plat shall be indicated.
    - c. Scale, date, and directional orientation clearly shown with north arrow pointing towards the top or the right side of the sheet.
    - d. Control Points - all dimensions, angles, and bearings are to be geometrically related to Section or Quarter Section lines and corners or other platted lines and points as required by the current Standards Governing Conveyances adopted by the Stark County Auditor and Stark County Engineer.
    - e. Name and address of property owners, developer, engineering firm, and the surveyor including his appropriate registration numbers and seals.
  - 2. Existing and Proposed Data:
    - a. Identification of adjoining property owners including instrument numbers where recorded, and if a recorded subdivision, the name of the subdivision, lot numbers, the plat book and page or instrument number.
    - b. Total acreage of land platted, total acreage of streets dedicated and total acreage of lots platted, number of lots, and acres in parks and other public or similar open space uses. Acreage of each individual lot shall also be set out, either on the lot or in a chart.

- c. Lines and Boundaries: Centerlines and right-of-way lines of streets, easements and other rights-of-way, corporation lines, and property lines of all lots and parcels with distances, radii arcs, chords, and tangents of all curves (nearest one hundredth of a foot), bearings, or deflection angles (nearest second).
    - 1) Where additional land is being dedicated to an existing public street, the boundaries of the existing and additional right-of-way shall be set forth.
  - d. Location and description of all monuments found, set or to be set: Monumentation shall be placed in accordance with ORC 711.03, Cornerstones, Monuments and Pins; OAC Chapter 4733.37, Minimum Standards for Boundary Surveys in the State of Ohio; and the Standards Governing Conveyances adopted by the Stark County Auditor and Stark County Engineer pursuant to ORC 319.203.
  - e. Land for public use: Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
  - f. Streets: Name and right-of-way width of each street within proposed subdivision and those adjoining.
  - g. Lot and Block Identification: Lots shall be numbered in consecutive order, and when the subdivision is submitted in sections, lots shall be numbered consecutively as each section is submitted, whether or not the sections are contiguous.
3. Other Required Items:
- a. Certification and seal by a registered surveyor to the effect that the plat represents a survey that conforms with the Minimum Boundary Standards for Land Surveyors in the State of Ohio, as adopted by the State Board of Registration in OAC Chapter 4733.37.
  - b. Notarized certification by the owner or owners of the land being proposed for subdivision with the offer of the dedication of streets, easements and other designated areas to public or private use. All signatures shall be in permanent black ink and the name of signatory must be printed under signature.
  - c. Statements shall appear on the plat for the following purposes:
    - 1) Endorsement to be completed by the County Prosecutor. The developer shall provide to the County Prosecutor such instruments as are necessary. (See Article III, Section 351.)
    - 2) Endorsement to be completed by the County Subdivision Engineer approving the plat.

- 3) Endorsement to be completed by the President and Secretary of the Planning Commission upon approval of the plat.
  - 4) Endorsement to be completed by the Director of the County Board of Health approving the plat.
  - 5) Endorsement to be completed by the County Sanitary Engineer approving the plat.
  - 6) Endorsement to be completed by the Board upon approval of the plat.
  - 7) Proper notations for transfer and recording by the County Auditor and County Recorder.
- d. When additional endorsements are required on the plat by cities, villages, or utility companies, said signatures shall be endorsed thereon when the plat is filed at the RPC office for consideration and action by the Planning Commission.
  - e. In accordance with ORC 711.02 (B) - "Every plat shall be super-imposed on a survey of the lands of the dedicators from which such plat is drawn, and shall contain an accurate background drawing of any metes and bounds descriptions of the lands of the dedicators from which such plat is drawn."
  - f. Show proposed public sanitary sewer and water line easements. Show existing sanitary sewer and water line easements and indicate where the easements are recorded.
  - g. All standards as set forth and in accordance with OAC Chapter 4733.37, Minimum Standards for Boundary Surveys in the State of Ohio; and the current Standards Governing Conveyances adopted by the Stark County Auditor and Stark County Engineer pursuant to ORC 319.203.

**420.3. Supplementary Information:**

- A. If a preliminary plan was approved conditionally upon a proposed zone change, certification from the township shall be required indicating that the change has been approved and is in effect.
- B. Where all required improvements have been installed and approved by the proper county officials or agencies, certification from said county officials or agencies shall be obtained and filed with the Planning Commission, subject to the provisions of Section 600 of these regulations.
- C. Where all the required improvements have not been installed and approved, a guarantee will be required in accordance with Section 600 of these regulations.
- D. Accurate closure data on the boundary survey shall be submitted for review by the Subdivision Engineer.

#### **430. SITE IMPROVEMENT PLAN**

*(Amended effective August 6, 2008)*

A site improvement plan may be prepared for all or a portion of the territory to be developed and shall conform to provisions of these regulations. Approval of the site improvement plan by the Planning Commission should be obtained before the start of any grading or construction work and prior to obtaining other required permits. The developer shall furnish the following:

**430.1. Application** (obtained in the Planning Commission office or on the RPC website).

**430.2. Location Map** – A location map at a scale of not more than eight hundred (800) feet to the inch shall be shown on, or accompany, the site improvement plan. The map shall locate the proposed development in relation to north and show existing shopping facilities, streets, major public facilities and parks, within a one-mile radius.

**430.3. Site Improvement Plan** – A site improvement plan shall be submitted at a common engineering scale of not smaller than one hundred (100) feet to the inch.

A. A site improvement plan shall be on one or more sheets measuring a minimum of eighteen (18) inches by twenty-four (24) inches, and a maximum of twenty-four (24) by thirty-six (36) inches . Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire proposed development. The site improvement plan drawing shall be prepared by a registered surveyor, registered architect, or registered professional engineer. Easements and drainage calculations must be prepared by a registered surveyor and registered professional engineer, respectively.

B. The plan shall be accurate and clearly drawn and include the following information as a minimum:

1. Identification:

- a. Proposed name and accurate location of development, including township name, tract, quarter section number or fractional section, and the distance to public street intersections. (The intersection itself does not have to be shown; the distance can be called out.) Existing site addresses must be shown, if applicable.
- b. Names, addresses, and telephone and facsimile numbers of owners, developers, and the person or firm preparing the site improvement plan.
- c. Scale, date, and directional orientation clearly shown with north arrow pointing towards the top or the right side of the sheet.

2. Existing Data:

- a. Boundary Lines: showing bearings and distances and the method by which they were derived, as surveyed by a registered surveyor, or as shown by existing deed records.

- 1) If applicable, all corporation lines, section and quarter section lines shall be shown.
  - b. Easements: location, width, and purpose.
  - c. Streets in and adjacent to the development: names, location, right-of-way, and roadway width.
  - d. Utilities in and adjacent to the development: location, size, and type of all existing underground installations including wastewater treatment systems, shall be shown by visible location and/or per utility records, as obtainable. Location of all surface installations shall also be shown.
  - e. Topography: show contours with an interval of not more than five (5) feet if ground slope is in excess of ten percent (10%) and two (2) feet if ground slope is less than ten percent (10%).
  - f. Subsurface conditions on the development: any conditions that are not typical, such as abandoned mines, etc., if this data is known and available.
  - g. Other conditions within the development: such as water courses and delineated flood plains, marshes, rock outcropping, wooded areas, and any structure or other significant features.
  - h. Other conditions on adjacent land within fifty (50 ) feet: such as approximate direction and gradient of ground slope, including any embankments or retaining walls, location and type of buildings on unplatted lands, railroad lines, power lines and towers, owners of adjacent unplatted land (for adjacent platted land, refer to subdivision plat by name, lot numbers and plat book and page or image number where recorded).
  - i. Zoning Requirements: approval of the Township Zoning Inspector that proposed development conforms to applicable zoning regulations.
3. Proposals:
- a. Rights-of-way or easements (including sanitary and drainage): show the location, width and purpose of the proposed easement.
  - b. The location, dimensions and grade of proposed parking and loading areas, alleys, walkways, and intersections of private drives or streets with existing or proposed public streets and on-site wastewater treatment facilities shall be indicated on the site improvement plan.
  - c. Total site data: acreage, location, dimensions and use of buildings, seating capacity for restaurants, number of units, proposed type of sewage treatment system, water and drainage facilities, shall be indicated.
  - d. Landscaping: show the location and type of all landscaping, including earth mounding, proposed and/or required by township zoning.

**430.4. Supplementary Requirements:**

- A. Field staking of centerlines of all driveways which will intersect with existing public streets shall be required.

**431. ADMINISTRATIVE WAIVER OF FORMAL SITE IMPROVEMENT PLAN**

*(Amended effective August 6, 2008)*

An administrative waiver of formal site improvement plan may be requested for a small improvement or modification to an existing development, that will not impact storm water run-off or create additional access to existing streets. The developer shall furnish the following:

**431.1. Application** (obtained in the Planning Commission office or on the RPC website).

**431.2. Location Map** – A location map at a scale of not more than eight hundred (800) feet to the inch shall be shown on, or accompany, the site improvement plan. The map shall locate the proposed development in relation to north and show existing shopping facilities, streets, major public facilities and parks, within a one-mile radius.

**431.3. Site Improvement Plan** – three (3 ) copies of a clearly drawn, scaled or dimensioned plan, which includes the following information:

A. Identification:

1. Proposed name and accurate location of development, including township name, tract, quarter section number or fractional section, and the distance to public street intersections. (The intersection itself does not have to be shown, the distance can be called out.) Existing site addresses must be shown, if applicable.
2. Names, addresses, and telephone and facsimile numbers of owners, developers, and the person or firm preparing the site improvement plan.
3. Scale, date, and directional orientation clearly shown with north arrow pointing towards the top or the right side of the sheet.

B. Existing and Proposed Data:

1. Show and label the following:
  - a. Property lines
  - b. Street right-of-way and centerlines
  - c. If applicable, all corporation lines, section lines and quarter section lines
  - d. Easements: location, width, and purpose
  - e. Buildings, structures, parking and driveways

- f. Utilities, if applicable
- g. Subsurface conditions on the development: any conditions that are not typical, such as abandoned mines, etc., if this data is known and available.
- h. Other conditions within the development: such as water courses and delineated flood plains, marshes, rock outcropping, wooded areas, and any structure or other significant features
- i. Proposed improvements

**431.4.** Provide documentation that the existing facility is connected to sanitary sewer or that the Ohio EPA/Stark County Board of Health have approved the proposed expansion.



## **ARTICLE V – SUBDIVISION STANDARDS**

### **500. PURPOSE**

The regulations in Article V shall control the manner in which streets, lots and other elements of a subdivision are arranged on the land. These controls shall help ensure convenient and safe streets, creation of useable lots, provision of space for utilities, and reservation of land for recreational uses. The planning of attractive and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, haphazard growth, and to encourage an orderly extension of public facilities.

The Planning Commission has the responsibility for reviewing the design of each future subdivision early in its preliminary development to ensure that all of the requirements of Article V are met.

### **510. PHYSICAL CONSIDERATIONS**

#### **510.1. Natural Land Use and Features:**

Subdivisions should be planned to take advantage of the topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading, and to minimize destruction of trees and topsoil. Due consideration should be given to preserving historical and outstanding natural features.

#### **510.2. Land Suitability:**

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, inadequate drainage, soil and rock formations with severe limitations for development, susceptibility to mud slides or earthslides, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment system capabilities, existing and/or abandoned underground mines, or any other feature harmful to the health, safety, or welfare of the future residents of the proposed subdivision or community, and if from investigations conducted by the public agencies concerned it is determined that in the best interests of the public the land should not be developed for the purpose proposed, the Planning Commission shall not approve the land for subdivision unless adequate methods are advanced by the developer for solving the problems that will be created by the development of the land.

### **520. STREET DESIGN**

#### **520.1. Arrangement:**

- A. The arrangement, character, extent and location of all streets shall conform to the adopted Stark County Comprehensive/Transportation Plan. The design of proposed streets shall provide for both the continuation of existing streets and access to adjacent unplatted lands, subject to the provisions of Section 520.8, so that the entire area can be served with a coordinated street system.

- B. No street arrangement shall be approved that prevents convenient future access to adjoining undeveloped property.

**520.2. Street Classifications:**

- A. Street classification is the designation of streets and highways into systems according to the function they perform. The Planning Commission uses a functional classification system based on the Federal Functional Classification developed by the Federal Highway Administration (FHWA). The Federal Functional Classification system uses different classifications and criteria for urban and rural areas. The boundary division between urban and rural classifications is established by ODOT and the FHWA based on the urban and urbanized area boundaries established by the U.S. Census Bureau. The Federal Functional Classification system undergoes a comprehensive review after each decennial U.S. Census. The Stark County Regional Planning Functional Classification System is maintained by the Stark County Area Transportation Study (SCATS). It is reviewed and adopted cooperatively by SCATS, ODOT and FHWA. A map showing the Functional Classification of all roads is on the Planning Commission's website. Any roads not shown on the map would be classified as local single-family residential.
- B. The Federal Classifications have been expanded by the Planning Commission to include subclassifications of local roads for the purposes of these regulations. The following table shows the classifications with descriptions of each class following.

<b>Rural Areas</b>	<b>Urban Areas</b>
<b>Arterials</b>	<b>Arterials</b>
Interstate	Interstate
Principal Arterials	Freeways & Expressways
Minor Arterials	Other Principal Arterials
	Minor Arterials
<b>Collectors</b>	<b>Collectors</b>
Major Collectors	Collectors
Minor Collectors	
<b>Local</b>	<b>Local</b>
Single-Family Residential	Single-Family Residential
Commercial/Multi-family	Commercial/Multi-family

1. **Arterial System:**

Rural Interstates – Interstate highways located outside the urban boundaries of Stark County.

Rural Principal Arterials – Provides inter-county service so that all developed areas are within a reasonable distance of an arterial highway.

Rural Minor Arterials – Serves an urban area if it penetrates or comes within two (2) miles of the urban boundary.

Urban Interstates – Interstate highways located within the urban boundaries of Stark County.

Urban Freeways/Expressways – A divided highway for through traffic with full or partial control of access.

Urban Principal Arterials – Other principal arterials that serve the major centers of activity in a metropolitan area.

Urban Minor Arterials – Provides service for trips of moderate length and at lower speeds and connect with urban principal arterial roads and rural collector routes.

2. **Collector System:**

Rural Major Collectors – Provides service to larger towns not accessed by higher order roads, and important industrial or agricultural centers that generate significant traffic.

Rural Minor Collectors – Spaced at intervals, consistent with population density, to collect traffic from local roads and to ensure that all urbanized areas are within a reasonable distance of a collector road.

Urban Collectors – Provides traffic circulation within residential neighborhoods and commercial and industrial areas. Urban collectors distribute traffic from the arterials to the ultimate destination and channel traffic from local streets onto the arterial system.

3. **Local Roads:**

Rural Local Single-Family Residential – Provides access to residential and commercial properties, connecting with higher order highways, outside the urban boundary.

Urban Local Single-Family Residential – Provides access to residential and commercial properties, connecting with higher order highways, inside the urban boundary.

Local Commercial/Multi-Family Residential – Provides access to multi-family residential and commercial properties, connecting with higher order highways, in both rural and urban areas.

**520.3. Street Right-of-Way Widths:**

**A. Standard Streets:**

<u>Classification</u>	<u>Minimum Right-of-Way in Feet</u>
Freeway	150
Expressway	150
Arterial	80
Collector	60 - 80
Local (commercial/multi-family)	50
Local Residential	50

**520.4. Street Alignment – Vertical:**

Profile grades shall be in accordance with the Ohio Department of Transportation's Volume One Location and Design Manual, latest edition.

**520.5. Street Alignment – Horizontal:**

Horizontal alignment of street centerlines shall be in accordance with the Ohio Department of Transportation's Volume One Location and Design Manual, latest edition.

**520.6. Intersections:**

- A. Street intersections shall be in accordance with the Ohio Department of Transportation's Volume One Location and Design Manual, latest edition.
- B. Intersections shall have centerline offsets of not less than one hundred twenty-five (125) feet.
- C. Right-of-way lines at street intersections shall be rounded with a radius of not less than fifty (50) feet for arterials, forty (40) feet for collectors, and twenty-five (25) feet for locals. The larger radius shall apply when streets of different classifications intersect.

**520.7. Intersection Sight Distance:**

To provide adequate sight distance, all proposed driveways and streets within developments reviewed under these Regulations and the existing public streets and highways which they intersect with shall be in accordance with the Ohio Department of Transportation's Volume One Locations and Design Manual, latest edition. The design speed shall be the current, legal speed limit plus ten (10) miles per hour.

#### **520.8. Dead-end Streets, Cul-de-sacs, and Turnarounds:**

- A. **Permanent Dead-end Street:** Is a street that is not designed for further extension in the future and terminates in a permanent cul-de-sac.
1. Shall be no longer in length than seven hundred fifty (750) feet and no shorter than one hundred fifty (150) feet as measured from the centerline of the nearest through street to the centerline of the permanent cul-de-sac.
  2. Shall be provided at the closed end with a permanent cul-de-sac of the circular type as shown in Appendix A, Figure A-13. Other types of cul-de-sacs may be used when approved by the Planning Commission.
- B. **Temporary Dead-end Street:** Is a street that is designed for future extension to adjacent property.
1. May be permitted by the Planning Commission if necessary to provide access to adjacent property.
  2. Shall be provided with a temporary turnaround in the nature of an easement over the premises included in said turnaround, but beyond the boundaries of the street proper. Such temporary turnaround shall be of the circular type as shown in Appendix A, Figure A-14. Such easements shall be automatically vacated to abutting property owners when said dead-end street is legally extended into adjacent land. The developer extending the street will be responsible for removing the existing pavement, bringing it to proper grade and seeding. If such temporary dead-end street extends only one lot depth past a street intersection, no temporary turnaround will then be required, provided that the dead-end street does not extend more than two hundred (200) feet from the centerline of the nearest through street to the boundary of the subdivision.
  3. Any plat dedicating a temporary dead-end street shall include a plat restriction prohibiting the subdivision of land or the creation of any easement or right of access to the street from any abutting or adjoining property, unless the adjacent property is platted in conformity with these regulations.
  4. No street or temporary turnaround shall be constructed beyond the boundary/property line of the last lot being platted.
- C. All dead-end streets shall be indicated with a uniform traffic control device as designated in the Ohio Manual of Uniform Traffic Control Devices.

#### **520.9. Half Streets (ordinarily prohibited):**

- A. Half streets shall not be permitted except where such streets are essential to the reasonable development of the proposed subdivision in conformity with the other requirements of these regulations and where the Planning Commission finds that it will be practicable to require the dedication of the other half of the street when the adjoining property is subdivided.
- B. Whenever an existing half street is adjacent to the tract to be subdivided, the other half of the street shall be platted within such tract.

- C. Half streets shall be not less than one-half the standard width for the appropriate street classification.
- D. Any plat dedicating a half street shall include a plat restriction prohibiting any easement or right of access to the half street from any abutting or adjoining property, unless said property is platted in conformity with these regulations.

**520.10. Street Names and Signs:**

**A. Names and Designations:**

New streets which are extensions of, or in alignment with existing streets, shall bear the name of the existing street. New street names adopted must not duplicate or be easily confused with existing street names.

(Note: Responsibility for street names rests with the developer in reserving names with the House Numbering/Street Naming Department.) All new streets shall be designated as follows:

<b><u>General Direction</u></b>	<b><u>Designation</u></b>
North and South	Avenues
East and West	Streets
Northeast-Southwest diagonals	Roads
Northwest-Southeast diagonals	Drives
Cul-de-sac or loop streets	Circles

**B. Street Signs:**

The developer shall install a street sign showing the names of all streets at all street intersections, and regulatory and warning signs along new streets where required by the County Subdivision Engineer. All signs shall be in accordance with the Ohio Manual of Uniform Traffic Control Devices and approved by the Subdivision Engineer.

**520.11. Planting Screens or Fences:**

The Planning Commission may require planting screens or fences where reverse frontage lots abut a major arterial or collector street or between a major arterial thoroughfare and marginal access street, provided that such planting screens or fences shall not constitute a safety hazard. Planting screens, fences and entrance signs shall not be placed in sanitary sewer or waterline easements, or cause street intersections to not meet intersection sight distance requirements. A plan of proposed planting screens or fences shall be submitted for approval with the final plat.

#### **520.12. Blocks:**

- A. The minimum length of blocks shall be six hundred (600) feet while the maximum length shall be fifteen hundred (1,500) feet. However, these standards may be varied by the Planning Commission to provide for:
  - 1. Vehicular and pedestrian circulation within the subdivision and access to areas outside the subdivision.
  - 2. Limitations and opportunities of topography.
  - 3. Zoning requirements and the requirements contained in these regulations as to lot size and dimension.
  - 4. The character of existing and potential future development of areas surrounding the proposed subdivision.

### **530. LOT DESIGN**

#### **530.1. General Design:**

- A. The lot size, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development.
- B. The average depth of a lot shall not exceed four (4) times its average width. To calculate the average width and the maximum allowable depth of a tract, the following method shall be used:
  - 1. the acreage is converted to square feet,
  - 2. which is then divided by the lot depth from the right-of-way line to the rear lot line on the longest side,
  - 3. resulting in the average width of the lot,
  - 4. which is then multiplied by four (4) to determine the maximum allowable depth of the lot.
- C. Lot layout shall provide adequate driveway intersection sight distance along existing and proposed streets.
- D. Lots on both sides of a temporary dead-end street shall align with the end of that street.

#### **530.2. Dimensions of Lots:**

##### **A. Zoning Requirements:**

- 1. Lots shall be designed so as to comply with all zoning requirements in the jurisdiction in which they are situated.

##### **B. Unzoned Areas:**

1. Where no zoning regulations are in effect and public water supply and sanitary sewers are available, the minimum lot requirements shall be:
2. Lot area – 7,500 square feet
3. Lot frontage along a public street at the right-of-way line – fifty (50) feet
4. Lot width at forty (40) foot building set back line (from right-of-way line) – seventy-five (75) feet
5. Building set back lines:
  - a. Front – forty (40) feet (from right-of-way)
  - b. Side – ten (10) feet
  - c. Rear – twenty-five (25) feet
  - d. Corner lot – either street can be designated to meet the front yard set back. A minimum set back of twenty-five (25) feet shall be required on the other street for all structures.

**C. Board of Health Requirements:**

1. Lots that are not served by a public water supply and/or public sanitary sewer shall meet the lot area and design requirements established by the Stark County Board of Health, the 208 Facilities Plan, or these regulations, whichever is greater.

**530.3. Frontage on Public Street:**

No tract or lot shall be created that does not front upon a dedicated public or private street.

**530.4. Double Frontage Lots:**

- A. Double frontage (reversed frontage) lots shall be prohibited, along all local streets.
- B. Double frontage lots shall be required along all collector and arterial streets. A marginal access street may be provided to front lots along streets other than local streets.
- C. A restriction shall be placed on the final plat to prohibit direct access to streets other than local streets. For minor subdivisions approved under ORC 711.131, a restriction shall be placed on the deed(s) restricting access to the street with the lesser functional classification.

**530.5. Corner Lots:**

A restriction shall be placed on the final plat only allowing access for corner lots from the proposed subdivision streets.



## **540. PUBLIC UTILITIES, DRAINAGE AND SANITARY SEWERS**

- A. Where drainage and/or sanitary sewers are deemed necessary, the developer shall dedicate or reserve land for such purposes.
  - 1. The location of all reservations or easements for public utilities, public drainage and sanitary sewers, public storm water runoff control structures and public waterlines shall be set forth on the final plat.
  - 2. Sanitary sewers shall be located within street rights-of-way whenever possible, or, as necessary, along street rights-of-way in easements. Sanitary sewers in easements between lots or along rear lot lines will be approved only if no other route for the sewer is possible, and only at the discretion of the Sanitary Engineer.
  - 3. Sanitary sewer and sanitary sewer easements shall not be located within public storm water runoff control structure easements.
  - 4. Drainage easements shall be in accordance with Section 620.

## **550. SITE IMPROVEMENT PLAN STANDARDS**

### **550.1. Drainage:**

- A. The drainage design and calculations shall comply with Section 620 of these regulations.

### **550.2. Intersections and Site Distance:**

- A. All driveways with access to public streets shall comply with Sections 520.6 and 520.7 of these regulations.

### **550.3. Construction Plans:**

- A. Construction plans for site improvements shall be of sufficient detail to clearly show the site's existing conditions as well as the site's proposed layout, grading, utilities and storm water collection system. All construction plans shall have the seal of a professional engineer registered in the State of Ohio. Such construction plans shall be subject to approval of the Subdivision Engineer and the Planning Commission prior to the start of any of the site's proposed drainage improvements.

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## **ARTICLE VI – REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS**

### **600. PERFORMANCE GUARANTEE FOR INSTALLATION OF IMPROVEMENTS**

*(Amended effective August 6, 2008)*

All improvements required herein shall be constructed prior to the granting of the final plat approval by the Planning Commission, or the developer shall furnish the Board with the following performance guarantees which shall be deposited and remain at all times with the Clerk of the Board.

#### **600.1. Type of Guarantee:**

As consideration for the approval of a final plat by the Board in lieu of the actual installation or completion of the improvements required by these regulations and with the approval of said Board, the developer may execute and file a financial guarantee with the Board providing for the completion of the required improvements. Such guarantee shall be in the form of a performance guarantee. A separate financial guarantee may be executed and filed with the Board for completion of sidewalks and ramps by the developer.

#### **600.2. Term of Guarantee:**

The guarantee for the completion of the improvements required shall be for a period not to exceed twenty-four (24) months except that the Board may extend the time period by resolution where circumstances and conditions warrant such extension. If filed separately, the guarantee for the completion of sidewalks and ramps shall be for a period not to exceed sixty (60) months, except that the Board may extend the time period by resolution where circumstances and conditions warrant such extension.

#### **600.3. Amount of Guarantee:**

The guarantee for the completion of the required improvements shall be in an amount equal to the Sanitary Engineer and the Subdivision Engineer's estimate of the cost of construction of all improvements at the prevailing construction rate plus an additional fifteen percent (15%) contingency amount.

#### **600.4. Reduction of Performance Guarantee:**

The Board may authorize a reduction in the financial guarantee herein specified, when any portion of an improvement required by these regulations has been satisfactorily completed, upon inspection by the Sanitary Engineer and the Subdivision Engineer and who shall certify by a copy of their reports to the Board. Such a reduction in the financial guarantee shall not exceed the estimated cost of such completed improvements.

#### **600.5. Final Inspection:**

The Subdivision Engineer and the Sanitary Engineer shall make the inspection required for the release of the performance guarantee upon the request of the developer, and as

weather conditions allow for an inspection to be performed. Representatives of the developer and the township shall be invited for the inspection.

**600.6. Release of Performance Guarantee:**

Release of the performance guarantee shall be recommended by the Subdivision Engineer to the Board upon receipt of the Sanitary Engineer's approval, payment of all inspection fees, completion of the final inspection and related work items noted thereon, and receipt of the maintenance guarantee.

**601. GUARANTEE FOR MAINTENANCE OF IMPROVEMENTS**

The developer shall be responsible for the maintenance of the improvements installed and for providing the services necessary to guarantee access to all the occupied lots, excluding snow removal, for a period of one (1) year after the Board has accepted the required improvements. Such approval by the Board shall be made upon the recommendation of the Subdivision Engineer. The developer shall provide a maintenance guarantee to the Board providing for the care and maintenance of the physical improvements as specified herein, which shall be deposited and remain at all times with the Clerk of the Board. The developer shall also maintain the improvements prior to their acceptance by the Board.

**601.1. Type of Guarantee:**

As consideration for the approval of a final plat by the Board, the developer shall execute and file a financial guarantee with the Board providing for the care and maintenance of the physical improvements provided for in these regulations for a period of one (1) year from the date of the acceptance of the improvements by the Board. Such guarantee shall be in the form of a performance guarantee.

**601.2. Amount of Guarantee:**

- A. The financial guarantee for maintenance shall be in addition to the performance guarantee for the completion of the required improvements as specified in Section 600 of these regulations.
- B. The amount of the maintenance guarantee shall be five percent (5%) of the amount of the performance guarantee approved by the Board, but shall not be for less than two thousand dollars (\$2,000).

**601.3. Term of Guarantee:**

The developer shall be responsible for routine maintenance of all improvements and shall repair all failures due to faulty construction as soon as they become apparent. Said developer shall also make repairs due to erosion or abuse by utility companies installing utilities, damages caused by home construction and shall repair all failures for all other reasons during the one (1) year period. Said improvements shall be restored at the end of the maintenance period.

#### **601.4. Surveyor's Certification:**

After construction of all improvements, and before the release of the maintenance guarantee, the developer shall obtain a certification from a registered surveyor that all monuments on the final plat have been set or verified as of the date of certification.

#### **601.5. Release of Maintenance Guarantee:**

The Subdivision Engineer or his authorized representative shall promptly make the inspection required for the release of the maintenance guarantee at the end of the one (1) year period, as weather conditions allow for an inspection to be performed. Release of the maintenance guarantee shall be recommended by the Subdivision Engineer to the Board upon receipt of the "As Built" drawings required in Section 602, payment of all inspection fees, the Sanitary Engineer's approval, and completion of work noted on the maintenance guarantee inspection report.

### **602. SUBDIVISION CONSTRUCTION PLANS AND SPECIFICATIONS**

*(Amended effective August 6, 2008)*

Drawings showing cross sections, profiles, elevations, construction details, and specifications for all required improvements shall be prepared by a professional engineer. The improvement plans shall be prepared in accordance with the standards set forth in Article VI and subject to the terms and conditions of these regulations.

If it becomes necessary to modify the improvements as approved due to unforeseen circumstances, the subdivider shall inform the Subdivision Engineer and/or the Sanitary Engineer in writing of the conditions requiring the modifications. Written authorization from the Board, upon approval by the Subdivision Engineer and/or the Sanitary Engineer, to make the required modification, must be received before proceeding with the construction of the improvement.

#### **602.1. Construction Plans:**

- A. Construction plans for new subdivisions shall conform to criteria and requirements given in the current edition of the Ohio Department of Transportation's Location and Design Manual Volume Three. All construction plans shall be certified with the seal of a Professional Engineer registered by the State of Ohio. Such construction plans shall be subject to approval of the Subdivision Engineer prior to the construction of any public drainage improvements within a new subdivision.
  1. After receiving approval of the finalized construction plans, the developer shall furnish two (2) full-size copies and two (2) half-size copies of the complete set of approved construction plans to the Subdivision Engineer.
  2. At the end of the maintenance guarantee period, the developer shall furnish one (1) complete set of full-size, as-built construction plans printed on 6 mil mylar media to the Subdivision Engineer for record purposes. In addition, the developer's engineer shall furnish one (1) full-size copy of these as-built construction plans to the township's road superintendent.

#### **602.2. Preconstruction Meeting and Work Schedules:**

Prior to the commencement of any construction, the developer shall notify, in writing, the Subdivision Engineer and the Sanitary Engineer of the date of commencement of construction. A preconstruction meeting shall be required with regard to procedure, materials, and inspection of the project.

#### **602.3. Construction Inspections:**

- A. **Responsible Official:** The Subdivision Engineer, or his authorized representative, shall be responsible for the construction inspection of the public improvements within his jurisdiction. The Sanitary Engineer, or his authorized representative, shall be responsible for the inspection of all sanitary sewers, pump stations, treatment plants, waterlines and appurtenances within his jurisdiction.
- B. **Authority and Duties of Inspectors:** Inspectors, employed by or under contract with the County, shall be authorized to inspect all work done and all materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication, or manufacture of the materials to be used. The inspector shall not be authorized to revoke, alter, or waive any requirements of the specifications or plans. The inspector shall be authorized to call the attention of the contractor to any failure of the work or materials to conform to the specifications and contract. The inspector shall have the authority to reject materials which do not meet specification requirements or suspend the portion of the work involved until any question at issue can be referred to and decided by the Subdivision Engineer or Sanitary Engineer.
- C. **Final Inspection:** Upon completion of all the improvements, the developer shall request in writing a final inspection by the County. The Subdivision Engineer shall make a final inspection of all streets and related public improvements. The Sanitary Engineer shall make a final inspection of all sanitary sewers and waterlines within his jurisdiction. Inspections shall be made after the request is made as weather conditions allow for an inspection to be performed.
- D. Before any roads developed as part of a subdivision become public, the Subdivision Engineer shall first inspect such roads and certify his approval of them to the Board.
- E. The developer should have a representative present at the time of all inspections.

#### **602.4. Construction Responsibilities:**

- A. **Cooperation of Developer and/or Contractor:** The developer and/or contractor shall have available on the project, at all times, a clearly readable copy of all required plans and specifications. The developer shall cooperate with the inspector and with other contractors in every way possible. The developer and/or contractor shall have a competent representative acting as his agent on the project. The representative shall be capable of reading and thoroughly understanding the plans and specifications, and the representative shall receive instructions from the inspector. The superintendent shall have full authority to execute the orders or directions of the inspector and to promptly supply such materials, tools, plans, equipment and labor as may be required. The inspector's orders should be executed without delay. A superintendent shall be furnished irrespective of the amount of work sublet.

- B. **Grade Stakes**: Pavement and pipe grade stakes shall be set at twenty-five (25) foot intervals on horizontal and vertical curves and for all grades less than one percent (1%). Tangent pavement grades and pipe grades over one percent (1%) may be set at a maximum interval of fifty (50) feet. The inspector may ask for additional grade stakes if it is deemed necessary. Other means of line and grade may be used as approved by the Subdivision Engineer.
- C. **Repair of Damage**: Any damage done to the improvements by construction traffic, local traffic, or by any other means shall be repaired or the damaged materials replaced in a satisfactory condition. If the developer does not complete the necessary repairs within a reasonable amount of time, the Subdivision Engineer may take the necessary steps to provide corrective measures, and the cost of such services will be charged to the developer. No project will be released from bond for failure to comply with this regulation and without cleanup and repair of damages.
- D. **Erosion and Sedimentation Control**: The developer and/or contractor shall comply with the Stark County Storm Water Quality Regulations and take necessary procedures to prevent soil erosion and downwash of grits and sediments onto adjoining properties or into existing drainage facilities. The Subdivision Engineer may request stoppage of work during construction if proper controls for soil erosion, siltation and sedimentation are not being provided by the developer or contractor. The Subdivision Engineer may take the necessary steps to provide corrective measures, and the cost of such services will be charged to the developer. This does not relieve the developer or contractor of downstream liabilities. No project will be released from bond for failure to comply with this regulation and without cleanup and repair of damages. Final inspection requires all drainage facilities free from depositions of erosion, siltation and construction debris.
- E. **Final Cleaning Up**: Upon completion of the work and before acceptance, the developer and/or contractor shall clean all ground occupied or affected by them in connection with the work. The entire area shall be left in a neat and presentable condition.
- F. **Construction Notification**: It is the responsibility of the developer to notify and/or provide notification of construction to the Subdivision Engineer and/or the Sanitary Engineer at least three (3) business days, before any construction begins.

## **610. CONSTRUCTION REQUIREMENTS AND SPECIFICATIONS FOR STREET IMPROVEMENTS**

### **610.1. PAVEMENT DESIGN POLICY**

- A. The pavement design for street improvements shall be as outlined in the Ohio Department of Transportation's Pavement Design & Rehabilitation Manual, latest edition, and in accordance with Appendix A.
- B. The integrity of the pavement structure depends upon the structural stability of the subgrade. All soil subgrades shall be prepared in accordance with the Ohio Department of Transportation's Construction and Material Specifications.

1. Sidewalks requirements are outlined in Appendix A (Minimum Pavement Standards).

## **620. DESIGN AND CONSTRUCTION REQUIREMENTS FOR DRAINAGE OF STORM WATER**

*(Amended effective August 6, 2008)*

New commercial sites, industrial sites and subdivisions shall be protected from flood hazard and inundation by storm water as well as existing, downstream properties. Existing watercourses either originating in or flowing through a new commercial site, industrial site or subdivision shall be received and discharged from the development as nearly as possible at the rate, which existed prior to construction. Runoff from a new commercial site, industrial site or subdivision shall be drained to an adequate outlet. This outlet or termini location must be approved by the Subdivision Engineer and shall consist of a ditch, stream, river, storm sewer, pond, lake or dedicated public drainage easement.

The hydraulic design and construction of drainage facilities shall be subject to the approval of the Subdivision Engineer. Grading within a new subdivision shall provide positive drainage for all lots. Depth of flow or ponding within a new subdivision shall not exceed a level which would cause inundation of foundations or basements of residences.

A Storm Water Management Report and construction plans are required as part of the design information submitted to the Subdivision Engineer for new commercial sites, industrial sites and subdivisions. These documents must be signed and sealed by a registered Professional Engineer licensed to practice by the State of Ohio. For commercial or industrial sites this report should be included as part of the Site Plan Submittal, but can be submitted separately at a later date. For new subdivisions this report must be included with the Construction Plan Submittal. In both cases, approval of this report must be obtained from the Subdivision Engineer before final approval of either submittal can be given. The information contained in this report is necessary for the Subdivision Engineer to check and verify that the requirements of Section 620 of these regulations are met.

The following paragraphs in this section list the design and construction requirements for drainage-related improvements as well as summarizing what information shall be included in a Storm Water Management Report. Not all of the following requirements may be required for all sites proposed for development, but depends on the individual site's characteristics and what measures will be used for conveyance of storm water from the site.

### **620.1. Storm Water Collection Systems**

#### **A. Storm Sewers, Catch Basins and Manholes:**

1. Storm sewers as well as their end treatments shall be designed and constructed in accordance with the design criteria and requirements given in the current edition of the Ohio Department of Transportation's Location and Design Manual Volume Two. Additional requirements pertaining to construction shall be in



accordance with the current edition of the Ohio Department of Transportation's Construction and Material Specifications.

2. Storm sewer spreadsheet calculations must be provided that are neatly prepared and readable. This spreadsheet does not have to be in the same format as the spreadsheet given in the appendix of the ODOT manual, but must contain the same information.
3. A storm sewer drainage drawing must be provided. This drawing shall be prepared using CADD software and the County's GIS drawings as a base map. Field surveying shall be performed, when determined necessary by the Subdivision Engineer, to ensure that this drawing is an accurate representation of actual field conditions. The overall scale of this drawing must be such that all of the following information is neatly presented and can be clearly read:
  - a. Existing and proposed elevation contours shall be shown on this drawing with the contour interval used not exceeding a two-foot (2') interval. Contour lines shall be labeled with numeric text frequently enough to provide for a drawing that can be easily read and interpreted.
  - b. All of the individual surface areas that drain to each intercepting structure of the storm sewer system must be identified.
  - c. The path of the hydraulically most distant point shall be indicated in each individual drainage area where the time of concentration is greater than ten (10) minutes. The portion of this path that is overland sheet flow, shallow concentrated flow, open channel flow, or pipe flow shall be indicated by using different colors and/or line types. Calculations showing how the time of concentration was determined for each area where the time of concentration is greater than ten (10) minutes must be provided either on this drawing or on separate sheets.
  - d. The various types of surface areas within each of the individual drainage areas that have different runoff coefficient values must be indicated. This shall be done by using different colors of shading or another method as long as the information can be easily understood and read. Calculations showing how the weighted runoff coefficient was determined for each individual drainage area must be provided either on the drawing or on separate sheets.
4. A downstream outlet must be provided for all proposed storm sewers such as an existing ditch, stream, river, storm sewer, pond, lake, or dedicated public drainage easement. The downstream outlet shall be adequate to accommodate the flow of storm water from the proposed storm sewer.

**B. Open Water Carriers:**

1. An open water carrier is an open channel or a roadside ditch. Open water carriers as well as their associated linings and bank stabilization shall be designed in accordance with the design criteria and requirements given in the current edition of the Ohio Department of Transportation's Location and Design Manual Volume Two with the following exception:

- a. Roadside ditches shall have a minimum longitudinal slope of two percent (2%). Roadside ditches with less than two percent (2%) slope must be approved by the Subdivision Engineer and shall be lined with concrete or another type of material approved by the Subdivision Engineer.
  - b. Additional requirements pertaining to construction of open water carriers shall be in accordance with the current edition of the Ohio Department of Transportation's Construction and Material Specifications.
2. Spreadsheet calculations must be provided that are neatly prepared and readable. This spreadsheet does not have to be in the same format as the ditch computation sheet given in the appendix of the ODOT manual, but must contain the same information.
3. An open water carrier drainage drawing must be provided. This drawing shall be prepared using CADD software and the County's GIS drawings as a base map. Field surveying shall be performed, when determined necessary by the Subdivision Engineer, to ensure that this drawing is an accurate representation of actual field conditions. The overall scale of this drawing must be such that all of the following information is neatly presented and can be clearly read.
  - a. Existing and proposed elevation contours shall be shown on this drawing with the contour interval used not exceeding a two-foot (2') interval. Contour lines shall be labeled with numeric text frequently enough to provide for a drawing that can be easily read and interpreted.
  - b. All of the individual surface areas that drain to each intercepting section of the open water carrier system must be identified.
  - c. The path of the hydraulically most distant point shall be indicated in each individual drainage area where the time of concentration is greater than ten (10) minutes. The portion of this path that is overland sheet flow, shallow concentrated flow or open channel flow shall be indicated by using different colors and/or line types. Calculations showing how the time of concentration was determined for each area where the time of concentration is greater than ten (10) minutes must be provided either on this drawing or on separate sheets.
  - d. The various types of surface areas within each of the individual drainage areas that have different runoff coefficient values must be indicated. This shall be done by using different colors of shading or another method as long as the information can be easily understood and read. Calculations showing how the weighted runoff coefficient was determined for each individual drainage area must be provided either on the drawing or on separate sheets.
4. An adequate downstream outlet must be provided for all proposed open water carriers such as an existing ditch, stream, river, storm sewer, pond, lake, or dedicated public drainage easement. The downstream outlet shall be able to accommodate the flow of storm water from the proposed open water carrier.

**C. Culverts:**

1. Culverts as well as their end treatments shall be designed in accordance with the design criteria and requirements given in the current edition of the Ohio Department of Transportation's Location and Design Manual Volume Two. Additional requirements pertaining to construction shall be in accordance with the current edition of the Ohio Department of Transportation's Construction and Material Specifications.
2. Culvert design calculations must be provided that are neatly prepared and readable. These calculations do not have to be in the same format as the culvert computation given in the appendix of the ODOT manual, but must contain all of the same information at a minimum.

**D. Bridges:**

1. Bridges are defined as those drainage structures having a span of ten feet or greater and shall be designed in accordance with the design criteria and requirements given in the current edition of the Ohio Department of Transportation's Bridge Design Manual. Additional requirements pertaining to construction shall be in accordance with the current edition of the Ohio Department of Transportation's Construction and Material Specifications. In addition to the Subdivision Engineer's approval, the Stark County Engineer must also approve all bridges.

**E. Pavement Drainage:**

1. Pavement drainage shall be designed in accordance with the design criteria and requirements given in the current edition of the Ohio Department of Transportation's Location And Design Manual Volume Two with the following exceptions:
  - a. For Type 3 Concrete Curb and Gutter, the allowable depth of flow at the curb is permitted to be to the top of the curb.
  - b. For catch basins located in street pavement sag vertical curves, both the grate and window opening capacities may be used for calculating the flow into the structure rather than just the grate.
2. Pavement drainage spreadsheet calculations must be provided that are neatly prepared and readable. This spreadsheet does not have to be in the same format as the gutter spread and inlet capacity spreadsheet given in the appendix of the ODOT manual, but must contain all of the same information.
3. The same drawing as required for the design of the storm sewer system may be referenced in this section.

**620.2. Storm Water Runoff Control**

- A. The flow rate of storm water from a developed site must be controlled so that the following criteria are met:

1. The peak flow of storm water from the developed site at an appropriately selected point of analysis on the earth's surface shall not exceed the peak flow of storm water from the pre-developed site at the same point of analysis for the same year frequency storm. This requirement applies for all storms with a frequency of one hundred (100) years and less.
  2. The peak flow of storm water from the site during construction at an appropriately selected point of analysis on the earth's surface shall not exceed the peak flow of storm water from the pre-developed site at the same point of analysis for the same year frequency storm. This requirement applies for all storms with a frequency of ten (10) years and less. When determining the area of land disturbed during construction, an allowance shall be included for lots that are also under construction at the same time the streets are being constructed.
  3. The flow of storm water from the developed site shall be drained to an adequate outlet. This outlet must be approved by the Subdivision Engineer and will consist of a ditch, stream, river, storm sewer, pond or lake having sufficient capacity to accommodate flow from the developed site.
  4. The flow of storm water from the developed site must not cause flooding to proposed buildings within the development or to existing downstream homes, buildings, places of business or other structures.
  5. Surface water draining from an existing watershed area cannot be diverted, channeled, piped or otherwise rerouted into another watershed area unless approved by the Subdivision Engineer.
- B. Control of storm water runoff from a developed site may be accomplished using a control structure such as a storm water management basin, underground storage tanks or pipes, storage on pavement areas, storage on roof areas or a combination of these types of control measures. The primary purpose of any storm water runoff control structure is to temporarily store water during a storm and release it at a rate that meets the criteria given previously.
1. The two methods that are permitted for use to determine the peak flow rate of storm water from a site as well as for determining the required storage volume of a runoff control structure are the Modified Rational Method and the Soil Conservation Service Methods. The Modified Rational Method may be used for drainage areas up to one hundred (100) acres in size. Another method may be used by the developer's engineer if approved by the Subdivision Engineer.
  2. A narrative must be provided in this section of the Storm Water Management Report, which clearly describes the method used as well as the design values used and any assumptions made.
  3. Drainage drawings for both the pre-developed and post-developed sites must be provided. These drawings shall be prepared using CADD software and the County's GIS drawings as a base map. Field surveying shall be performed, when determined necessary by the Subdivision Engineer, to ensure that this drawing is an accurate representation of actual field conditions. The overall scale of this drawing must be such that all of the following information is neatly presented and can be clearly read:

- a. Existing and proposed elevation contours shall be shown on this drawing with the contour interval used not exceeding a two-foot (2') interval. Contour lines shall be labeled with numeric text frequently enough to provide for a drawing that can be easily read and interpreted.
  - b. Select where the point(s) of analysis will be located. The point of analysis is a selected location on the earth's surface where storm water from the pre-developed and post-developed sites flow to. There is one point of analysis for each drainage area. For larger sites there may be several drainage areas and thus several points of analysis that have to be evaluated. The Subdivision Engineer must approve the point(s) of analysis selected.
  - c. Outline each of the individual surface areas that drain to the point(s) of analysis on both the pre-developed and post-developed drainage maps. The entire surface area draining to a point of analysis must be indicated and may include surface areas outside the boundary of the site proposed for development.
  - d. The path of the hydraulically most distant point shall be indicated in each individual drainage area. The portion of this path that is overland sheet flow, shallow concentrated flow, open channel flow, or pipe flow shall be indicated by using different colors and/or line types. Calculations showing how the time of concentration was determined for each area must be provided either on this drawing or on separate sheets.
  - e. Indicate the various types of surface areas within each of the individual drainage areas that have different runoff coefficient or curve number values. This shall be done by using different colors of shading or another method as long as the information can be easily understood and read. Calculations showing how the weighted runoff coefficient or curve number for each drainage area must be provided either on the drawing or on separate sheets.
4. Calculations must be provided showing how the volume required for the storm water runoff control structure was determined. Calculations must be neatly prepared and readily understood.
  5. Calculations must be provided showing how the storm water runoff control structure's outlet device was designed. Calculations must be neatly prepared and readily understood.
    - a. An outlet device utilizing a weir type flow regulator is preferred in most cases because of their ease of design and because of a weir being less likely to clog with debris than an orifice or grate type of flow regulator. An outlet device utilizing a weir type flow regulator is also very easy to utilize as a multi-stage outlet device. Other multi-stage outlet devices may be used if approved by the Subdivision Engineer.
    - b. Outlet devices should be constructed of reinforced concrete and be a fixed structure or non-operable. The structure shall be constructed such that the public health, safety and welfare are protected. Location of the outlet device shall be selected for ease of maintenance.

- c. Discharge velocities shall be controlled to prevent scouring and erosion of the downstream ditch, stream, river, storm sewer, pond, lake or dedicated public drainage easement.
- C. All runoff control structures must have an emergency overflow provided in case the outlet device means of discharge should become blocked or exceeded. The emergency overflow must be designed such that the flow of storm water from the developed site does not cause flooding to proposed buildings within the development or to existing downstream homes, buildings, places of business or other such improvements.
- D. All runoff control structures and their associated outlet device shall be subject to the approval of the Subdivision Engineer. Unless approved otherwise by the Subdivision Engineer, only detention, retention or infiltration basins are acceptable runoff control structures for new subdivisions.

1. **Detention Basins:**

- a. For safety considerations, the interior side slopes of a detention basin shall not exceed a 4:1 slope unless a fence with at least one gate is installed around the basin's perimeter. The type of fence and gate installed as well as the size, number and location of the gate(s) shall be approved by the Subdivision Engineer.
- b. The minimum bottom slope of a detention basin shall be a minimum of two percent (2.00%) at any location unless approved otherwise by the Subdivision Engineer.
- c. The minimum top width of the side embankments shall be eight (8) feet for non-vehicular traffic and twelve (12) feet for vehicular traffic.
- d. An emergency spillway shall be provided. The bottom elevation of the spillway shall be a minimum of one-foot below the lowest elevation of the basin's top of embankment. The water elevation in the basin for all storms with a frequency of one hundred (100) years or less may not exceed the bottom elevation of the emergency spillway.
- e. For basins that receive all or a portion of the area it drains from new public streets being created as part of the development, a permanent public storm water runoff control structure easement shall be provided around the perimeter of the basin. The limits of this public easement shall extend ten (10) feet past the basin's outside top of embankment.
- f. For basins that receive all or a portion of the area it drains from new public streets being created as part of the development, a permanent 20-foot (20') wide public access easement shall be provided to the detention basin from the nearest public street for maintenance vehicles to access the basin. This public access easement shall coincide with a public drainage easement where possible.

- g. Design and construction of detention basins shall be in accordance with the requirements given in the Ohio Natural Resources Conservation Service's Standard 378, latest edition except as modified in previous items "a" thru "f".
- 2. **Retention Basins**: The criteria listed for detention basins shall also apply to retention basins with the following additional requirements:
  - a. Provisions shall be made to prevent the water in the retention basin from becoming stagnant through the use of a properly designed aeration device or other approved method as approved by the Subdivision Engineer.
  - b. Provisions shall be made for draining the retention basin to allow for periodic cleaning or other maintenance. Drain facilities may be an integral part of the outlet device or may be a separate structure.
- 3. **An infiltration basin, dry well or infiltration trench**: These can be used to control storm water runoff by allowing some or all of the storm water to infiltrate into the ground thereby not only reducing the rate of flow, but also the volume. Design of infiltration basins shall be done in accordance with requirements given in Chapter 9 of the "Stormwater Collection Systems Design Handbook" written by Larry Mays and published by McGraw-Hill. Other design methods may be used if approved by the Subdivision Engineer.
  - a. Only soil classes with infiltration rates greater than 0.30 in/hr can be considered for use as a dry well or infiltration trench.
  - b. The infiltration rate for an existing soil must be tested and certified by a Registered Professional Engineer licensed to practice in the State of Ohio and must be approved by the Subdivision Engineer.
  - c. For safety considerations, the interior side slopes of an infiltration basin shall not exceed a 4:1 slope unless a fence with at least one gate is installed around the basin's perimeter. The type of fence and gate installed as well as the size, number and location of the gate(s) shall be approved by the Subdivision Engineer.
  - d. For basins that receive all or a portion of the area it drains from new public streets being created as part of the development, a permanent public storm water runoff control structure easement shall be provided around the perimeter of the basin. The limits of this public easement shall extend ten (10) feet past the basin's outside top of embankment.
  - e. For basins that receive all or a portion of the area it drains from new public streets being created as part of the development, a permanent 20-foot (20') wide public access easement shall be provided to the detention basin from the nearest public street for maintenance vehicles to access the basin. This public access easement shall coincide with a public drainage easement where possible.

4. **Underground Storage Tank or Pipes:**

- a. An underground storage tank or pipes shall be of sufficient strength to carry all surface loads due to vehicles or other potential surface loading. The load bearing capacity of the soil must also be taken into account to ensure surface loads will be supported.
- b. An access hatch shall be provided of sufficient size to provide for maintenance access to the underground storage tank or pipes.

5. **Pavement Area Storage:**

- a. Pavement storage usually involves the temporary shallow ponding of water on a portion of a parking lot. The maximum depth of water allowed at the deepest point is eight (8) inches, but in no case shall it be greater than the finished floor elevation of any adjacent building structure.
- b. The minimum slope of a parking lot surface is one percent (1.00%) and the maximum slope is ten percent (10.00%).
- c. Provisions to prevent flooding of any adjacent building structure shall be included for the overflow of storm water due to the outlet structure becoming clogged or from storms greater than one hundred (100) year frequency.

6. **Roof Top Storage:**

- a. Roof top storage can be provided on flat rooftops of buildings utilizing roof drain release features and roof storage parapets. The building structure must be able to support the weight of the water when fully loaded plus the required local building code snow loading.
- b. A minimum roof slope of 0.25% shall be provided.
- c. Overflow drains shall be provided for the overflow of storm water due to the roof drains becoming clogged or from storms greater than one hundred (100) year frequency. Roof and overflow drains shall be in compliance with the local building code and the National Plumbing Code.

**620.3. Erosion Control and Water Quality Measures**

- A. Erosion control and water quality measures shall be designed and constructed in accordance with requirements of the Stark County Storm Water Quality Regulations.
- B. Erosion Control Plans are required as part of the Construction Plan and Site Improvement Plan submittals. For commercial sites these plans should be included as part of the Site Improvement Plan submittal, but can be submitted separately at a later date. For new subdivisions these plans must be included with the Construction Plan submittal. The Erosion Control Plans must be approved prior to the start of any soil disturbing activities and before the Construction Plan submittal can be approved.



- C. Calculations for erosion control measures that require size determination as well as the other documentation required by the Stark County Storm Water Quality Regulations must be provided in a section of the Storm Water Management Report.

#### **620.4. Easements for Drainage Purposes**

- A. The limits of public drainage easements and public storm water runoff control structure easements must be shown on the recorded final plat for new subdivisions.
- B. The minimum width of a public drainage easement for storm sewers and open water carriers in new subdivisions shall be twenty (20) feet in width. For storm sewers equal to or greater than thirty-six (36) inches in diameter, a minimum thirty (30) foot wide drainage easement shall be required. For open water carriers having a flow rate equal to or greater than that of a thirty-six (36) inch diameter storm sewer, a minimum thirty (30) foot wide drainage easement shall be required. This easement shall be shown on both the final plat and the construction plans, and shall be labeled "Public Drainage Easement." Wherever possible, public drainage easements shall be placed along and adjacent to lot boundary lines, and in straight alignment without angle points.
- C. The minimum width of a public drainage easement for open water carriers in new subdivisions draining areas greater than one-half (1/2) square miles shall have a sufficient width to contain the top width of the channel plus twenty (20) feet along one side and thirty (30) feet along the opposite side. This easement shall be shown on the final plat and on the construction drawings, and shall be labeled "Public Drainage Easement."
- D. Gas, oil, communication, water, telephone, power and other private utility easements shall not overlap public drainage easements, except where such easements intersect or when approved by the Subdivision Engineer.

#### **620.5. Construction Plans**

- A. Construction plans for new subdivisions shall generally conform to the criteria and requirements given in the current edition of the Ohio Department of Transportation's Location and Design Manual, Volume Three. All construction plans shall be stamped with the seal of a Professional Engineer registered by the State of Ohio. Such construction plans shall be subject to approval of the Subdivision Engineer prior to the construction of any public drainage improvements within a new subdivision. See Section 602 of these regulations for other related requirements pertaining to construction plans.
- B. Construction plans for new commercial sites and industrial sites shall be of sufficient detail to clearly show the site's existing conditions as well as the site's proposed layout, grading, utilities and storm water collection system. All construction plans shall be stamped with the seal of a professional engineer registered by the State of Ohio. Such construction plans shall be subject to approval of the Subdivision Engineer and the Planning Commission prior to the start of any of the site's proposed drainage improvements.

### **630. WASTEWATER TREATMENT**

The method of wastewater treatment, be it sanitary sewer or sewage treatment systems, shall be governed by the wastewater treatment prescriptions set forth in the NEFCO Water Quality Management Plan for the Ohio River Basin, as administered by the Sanitary Engineer, the County Board of Health and the Ohio Environmental Protection Agency.

## **ARTICLE VII – REVISIONS, FEES, ENFORCEMENT, PENALTIES, VARIANCES & APPEALS**

### **700. RECORDING OF PLAT**

No plat of any subdivision shall be recorded in the office of the Stark County Recorder or have any validity until it has been approved in the manner prescribed herein. See Section 704 regarding applicable penalties.

### **710. REVISION OF PLAT AFTER APPROVAL**

No changes, erasures, modifications, or revisions shall be made on any plat of a subdivision after approval has been given by the Planning Commission and endorsed in writing on the plat, unless said plat is first resubmitted and the changes approved by the Planning Commission.

### **720. SALE OF LAND WITHIN SUBDIVISIONS**

No owner or agent of the owner of any land located within a proposed subdivision shall transfer or sell any land by reference to, exhibition of, or by the use of a plat of the subdivision before such plat has been approved and recorded in the manner prescribed in these regulations. The description of such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these regulations.

### **730. FEES**

#### **730.1. Filing Fees for the Stark County Regional Planning Commission:**

The filing fee shall be paid in legal tender or by check or money order made payable to SCRPC. No plat shall be considered filed until the applicable fees as set by resolution of the Planning Commission, are so deposited. Filing fees shall not be returned for any cause.

#### **730.2. Fees for the Stark County Subdivision Engineering Department:**

- A. Fees for Review of Preliminary Plans, Final Plats, Site Improvements and Construction Plans and Processing Fees for Bonds, Easements, and Other Related Documents:
  - 1. Fees shall be required as established by resolutions adopted by the Board. The developer shall deposit with the Subdivision Engineer said fees when submitting said documents for review or processing. The Subdivision Engineer shall annually provide the Board with a schedule of estimated costs for such review or processing. The fees shall defray the cost of reviewing or processing said documents and shall include the regular rate per hour, cost of fringe benefits for all necessary personnel and other direct costs.

## **B. Field Inspection Fees:**

1. The developer shall also pay fees as established by resolutions adopted by the Board to defray the total cost of field inspection of the improvements by the Subdivision Engineer, the Sanitary Engineer, and/or their designated representatives. The fees shall be payable to the respective departments. The developer shall be held responsible for all inspection fees which shall be payable monthly. The performance and maintenance bonds posted by the developer guarantees the payment of all inspection fees, and no bonds will be released until all inspection fees have been paid in full.

## **740. PENALTIES**

- 740.1.** Whoever willfully violates any rule or provision of these regulations or fails to comply with any order pursuant thereto shall be subject to penalties set forth in ORC 711.10.2.
- 740.2.** Any person, whether the owner or agent of the owner, who transfers any lot, parcel, or tract of land from or in accordance with a plat of a subdivision before such plat has been recorded in the office of the County Recorder, shall forfeit and pay the sum of not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) for each lot, parcel or tract of land so sold. The description of such lot, parcel, or tract by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section.
- 740.3.** Any person who disposes of, offers for sale or lease for a time exceeding five (5) years, any lot, or any part of a lot, in a subdivision before provisions of these Regulations are complied with, shall forfeit and pay the sum of not less than ten dollars (\$10) nor more than five hundred dollars (\$500) for each lot or part of a lot so sold, offered for sale, or leased, to be recovered, with costs, in a civil action, in the name of the Stark County Treasurer for the use of the county.
- 740.4.** A county recorder who records a plat contrary to ORC 711.01 to 711.38, inclusive, shall forfeit and pay not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) to be recovered with costs in a civil action by the prosecuting attorney in the name and for the use of the county, in accordance with ORC 711.12.
- 740.5.** Whoever violates a stop work order under Section 602 shall pay one hundred dollars (\$100) per day for each day he violates said stop work order.

## **750. VARIANCES**

- 750.1.** The Board and Planning Commission may grant variances to these regulations where unusual or exceptional factors or conditions require such modification.
- 750.2.** Any request for a variance shall be submitted in writing, setting forth the specific regulation to which a variance is being sought and the specific reason(s) for the variance request along with any applicable fees.

- A. Variance requests for construction improvements (Article VI) should be addressed to the Board. Copies of this request should be given to the Subdivision Engineer and/or the Sanitary Engineer.
- B. All other variance requests should be addressed to the Planning Commission for their consideration.

**750.3.** The Board and the Planning Commission may grant a variance of these regulations if one or more of the following criteria are met:

- A. Any modification granted will not be detrimental to the public health and safety, such as: access by fire fighting apparatus, law enforcement and emergency vehicles, and similar services relative to the ingress and egress to the affected site and adjacent properties.
- B. Unusual topographical or other exceptional physical conditions exist.
- C. Strict compliance with these regulations would create an extraordinary hardship in the face of the exceptional conditions.
- D. Any modification will only be permitted to depart from these regulations to the extent necessary to remove the extraordinary hardship.
- E. Any modification granted will not be detrimental to the public interest nor in conflict with the intent and purposes of these regulations.
- F. Allow for "innovative development."

**750.4.** A financial hardship alone shall not constitute grounds for granting of a variance.

**750.5.** The Planning Commission may require such other conditions to be met which may be necessary to accomplish the purposes of these regulations when modified.

## **760. APPEALS**

Appeals from the decisions made by Planning Commission staff on Divisions of Property without Plat and Administrative Waivers of Formal Site Improvement Plans shall be submitted no later than forty-five (45) days from date of decision. If not received by the official filing date, as set by the Planning Commission for consideration at its next regularly scheduled meeting, it will be considered at the following regularly scheduled meeting.

Any person who believes he has been aggrieved by the action of the Planning Commission has all the rights of appeal as set forth in ORC Chapter 711 or any other applicable section of the ORC.

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**APPENDIX A  
DESIGN AND SPECIFICATION STANDARDS  
INDEX**

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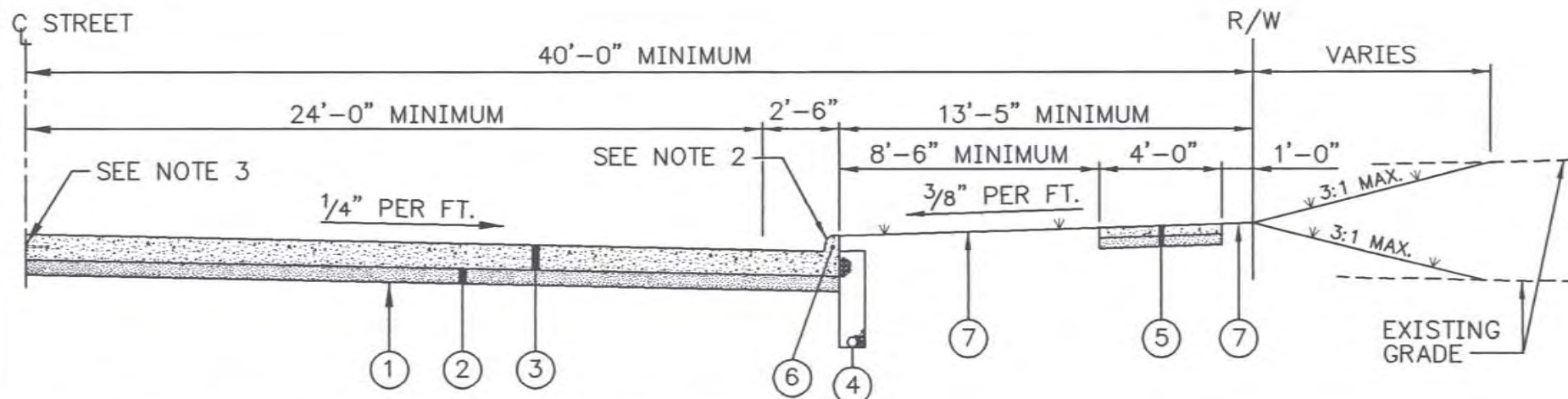


**TABLE 1**  
**MINIMUM PAVEMENT STANDARDS**

FUNCTIONAL CLASSIFICATION	SUBBASE	BASE	SURFACE	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH	CURB & GUTTER REQUIRED	SIDEWALK REQUIRED	UNIMPROVED RIGHT-OF-WAY
ARTERIAL								
CONCRETE ALTERNATE	6" ITEM 304	NONE	8" ITEM 452	80' MINIMUM	48' MINIMUM	YES	YES	ITEM 659
ASPHALT ALTERNATE	6" ITEM 304	8" ITEM 301	3" ITEM 448			YES	YES	ITEM 659
COLLECTOR								
CONCRETE ALTERNATE	4" ITEM 304	NONE	6" ITEM 452	60' MINIMUM	36' MINIMUM	YES	YES	ITEM 659
ASPHALT ALTERNATE	6" ITEM 304	6" ITEM 301	3" ITEM 448			YES	YES	ITEM 659
LOCAL MULTI-FAMILY RESIDENTIAL AND COMMERCIAL								
CONCRETE ALTERNATE	4" ITEM 304	NONE	6" ITEM 452	50' MINIMUM	24' MINIMUM	YES	YES	ITEM 659
ASPHALT ALTERNATE	6" ITEM 304	6" ITEM 301	1½" ITEM 448	(SEE NOTE 3)	(SEE NOTE 3)	YES	YES	ITEM 659
LOCAL SINGLE-FAMILY RESIDENTIAL								
CONCRETE ALTERNATE	2" ITEM 304	NONE	5" ITEM 452	50'	24'	YES	SEE NOTE 7	ITEM 659
ASPHALT ALTERNATE	6" ITEM 304	4" ITEM 301	1½" ITEM 448	50'	24'	YES	SEE NOTE 7	ITEM 659

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- All methods of construction, materials and machinery used shall be in accordance with the Ohio Department Of Transportation's Construction and Material Specifications, 2005 edition. Item numbers given in the table above refer to the particular section of these specifications.
- Description of item numbers given in the table above are as follows:  
 Item 301 – Asphalt Concrete Base  
 Item 304 – Aggregate Base  
 Item 448 – Asphalt Concrete  
 Item 452 – Non-Reinforced Portland Cement Concrete Pavement  
 Item 659 – Seeding And Mulching
- Pavement and associated right-of-way widths shall be determined through the use of a Capacity Analysis when deemed necessary and requested by the Subdivision Engineer. The Capacity Analysis shall follow the requirements given in the Highway Capacity Manual, latest edition published by the Transportation Research Board and shall be based on the level of service for the proposed roadway(s) being "C" or better. The Capacity Analysis shall be funded by the Developer(s) of the new roadway(s) and shall be prepared by a Professional Engineer licensed to practice in the State of Ohio. The Capacity Analysis shall be subject to approval by the Subdivision Engineer and the public entity that will be responsible for maintenance of the new roadway(s).
- Roadway functional classifications shall be in accordance with the Functional Classifications Map issued by Stark County Area Transportation Study (SCATS).
- Freeway and expressway roadway functional classifications are not included in the table above, as these are beyond the scope of the Subdivision Regulations.
- The thickness of the pavement subbase, base and surface courses given in the table above are minimum values. The actual thickness of the roadway pavement layers installed shall be as required by the approved pavement design. The pavement design shall be done in accordance with Section 610 of the Subdivision Regulations and must have approval of the Subdivision Engineer.
- A sidewalk is required on both sides of streets in new allotments when any of the following conditions will exist:
  - The lots contain an average area of less than 12,500 square feet.
  - The lots have an average width less than 75 feet.
  - The new allotment is within one-half mile of a public school.
 Curb ramps shall be installed at all street intersections where sidewalks are required. Curb ramps shall be in accordance with requirements given on Ohio Department of Transportation's standard construction drawing BP-7.1 with "Design G Perpendicular Ramps" being the standard type of ramp used. Sidewalks and curb ramps shall be installed in accordance with Item 608 of the Ohio Department Of Transportation's Construction and Material Specifications, 2005 edition.  
  
 A variance must be granted to permit sidewalks and ramps within a new allotment where none are required per the above criteria. Sidewalks and ramps, whether required by the Subdivision Regulations or granted by variance, must be included in the work guaranteed by the Performance and Maintenance Bonds.



- ① ODOT ITEM 204 - COMPACTED SUBGRADE AND PROOF ROLLING
- ② ODOT ITEM 304 - 6" AGGREGATE BASE
- ③ ODOT ITEM 452 - 8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
- ④ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12) (SEE NOTE 5)
- ⑤ ODOT ITEM 608 - 4" CONCRETE WALK (7" THICK AT DRIVEWAYS) WITH 4" BASE
- ⑥ ODOT ITEM 609 - TYPE 2A CONCRETE CURB INTEGRAL WITH PAVEMENT
- ⑦ ODOT ITEM 659 - SEEDING AND MULCHING

#### NOTES

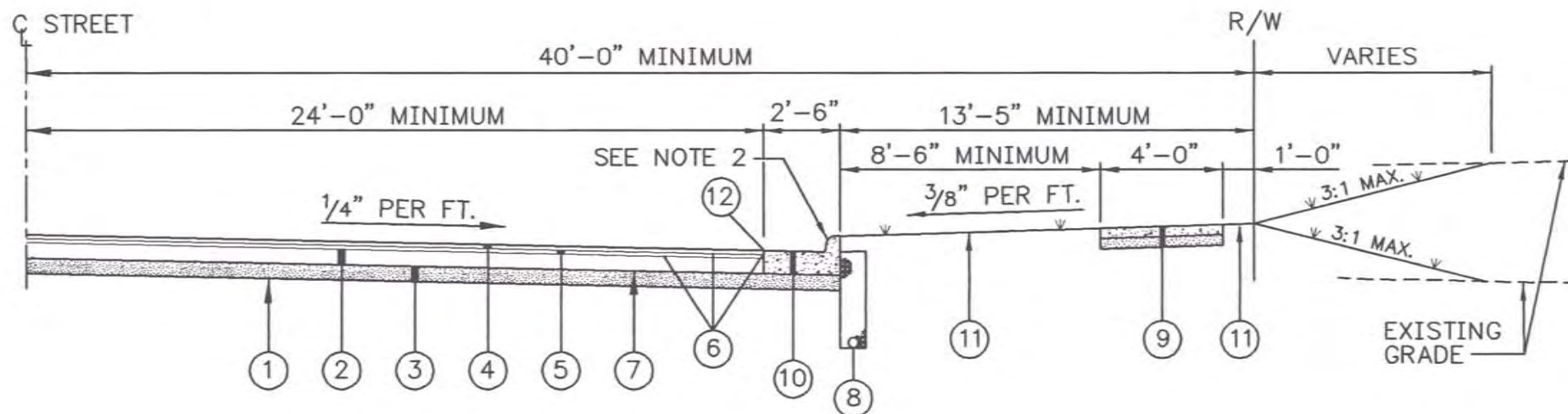
1. THICKNESS OF PAVEMENT NOS. 2 AND 3 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING ON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.

2. PROVIDE A DROP CURB AT EACH DRIVEWAY IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-4.1.
3. PROVIDE A LONGITUDINAL JOINT IN THE CONCRETE PAVEMENT AT THE CENTERLINE OF OF THE STREET IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.1. PROVIDE ADDITIONAL LONGITUDINAL JOINTS WHERE THE THE STREET'S HALF WIDTH EXCEEDS 16 FEET.
4. PROVIDE TRANSVERSE CONTRACTION JOINTS (NOT DOWELED) IN THE CONCRETE PAVEMENT IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.2.
5. ADDITIONAL SHALLOW PIPE UNDERDRAINS MAY BE REQUIRED DEPENDING ON WIDTH OF PAVEMENT REQUIRED AND EXISTING SUBGRADE SOIL CONDITIONS. REFER TO ODOT LOCATION & DESIGN MANUAL, VOLUME TWO.

### ARTERIAL - CONCRETE PAVEMENT

SCALE:  $\frac{3}{16}" = 1'-0"$   
DATE: 12-18-06





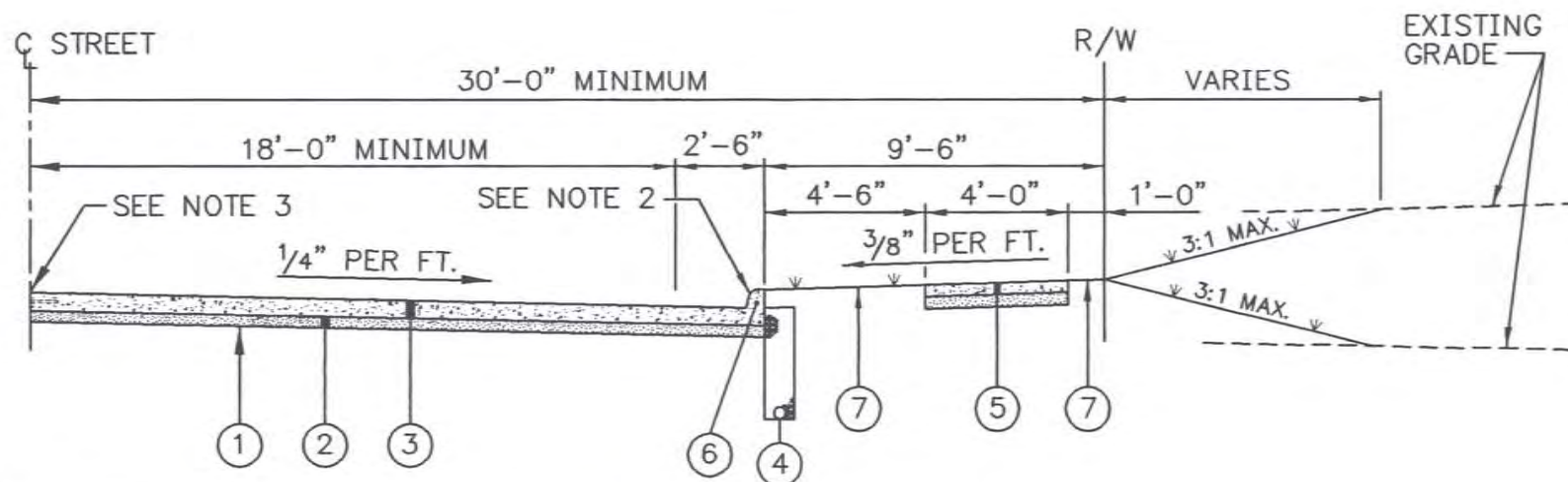
- ① ODOT ITEM 204 - COMPACTED SUBGRADE AND PROOF ROLLING
- ② ODOT ITEM 301 - 8" BITUMINOUS AGGREGATE BASE (2 LIFTS)
- ③ ODOT ITEM 304 - 6" AGGREGATE BASE
- ④ ODOT ITEM 448 - 1 1/2" ASPHALT CONCRETE, TYPE 1, HEAVY
- ⑤ ODOT ITEM 448 - 1 1/2" ASPHALT CONCRETE, TYPE 1, HEAVY
- ⑥ ODOT ITEM 407 - TACK COAT (0.10 GAL./S.Y.)
- ⑦ ODOT ITEM 408 - PRIME COAT (0.40 GAL./S.Y.)
- ⑧ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12) (SEE NOTE 3)
- ⑨ ODOT ITEM 608 - 4" CONCRETE WALK (7" THICK AT DRIVEWAYS) WITH 4" BASE
- ⑩ ODOT ITEM 609 - TYPE 2 CONCRETE CURB AND GUTTER (T=11")
- ⑪ ODOT ITEM 659 - SEEDING AND MULCHING
- ⑫ ODOT ITEM 423 - CRACK SEALING, HOT APPLIED, TYPE IV

#### NOTES

1. THICKNESS OF PAVEMENT NOS. 2, 3, 4 AND 5 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING UPON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.
2. PROVIDE A DROP CURB AT EACH DRIVEWAY IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-4.1.
3. ADDITIONAL SHALLOW PIPE UNDERDRAINS MAY BE REQUIRED DEPENDING ON WIDTH OF PAVEMENT REQUIRED AND EXISTING SUBGRADE SOIL CONDITIONS. REFER TO ODOT LOCATION & DESIGN MANUAL, VOLUME TWO.

### ARTERIAL - ASPHALT PAVEMENT

SCALE: 3/16" = 1'-0"  
DATE: 12-18-06



- |  |  |
|--|--|
| <p>① ODOT ITEM 204 – COMPACTED SUBGRADE AND PROOF ROLLING</p> <p>② ODOT ITEM 304 – 4" AGGREGATE BASE</p> <p>③ ODOT ITEM 452 – 6" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT</p> <p>④ ODOT ITEM 605 – 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12) (SEE NOTE 5)</p> <p>⑤ ODOT ITEM 608 – 4" CONCRETE WALK (7" THICK AT DRIVEWAYS) WITH 4" BASE</p> <p>⑥ ODOT ITEM 609 – TYPE 2A CONCRETE CURB INTEGRAL WITH PAVEMENT</p> <p>⑦ ODOT ITEM 659 – SEEDING AND MULCHING</p> | <p>2. PROVIDE A DROP CURB AT EACH DRIVEWAY IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-4.1.</p> <p>3. PROVIDE A LONGITUDINAL JOINT IN THE CONCRETE PAVEMENT AT THE CENTERLINE OF OF THE STREET IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.1. PROVIDE ADDITIONAL LONGITUDINAL JOINTS WHERE THE THE STREET'S HALF WIDTH EXCEEDS 16 FEET.</p> <p>4. PROVIDE TRANSVERSE CONTRACTION JOINTS (NOT DOWELED) IN THE CONCRETE PAVEMENT IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.2.</p> <p>5. ADDITIONAL SHALLOW PIPE UNDERDRAINS MAY BE REQUIRED DEPENDING ON WIDTH OF PAVEMENT REQUIRED AND EXISTING SUBGRADE SOIL CONDITIONS. REFER TO ODOT LOCATION &amp; DESIGN MANUAL, VOLUME TWO.</p> |
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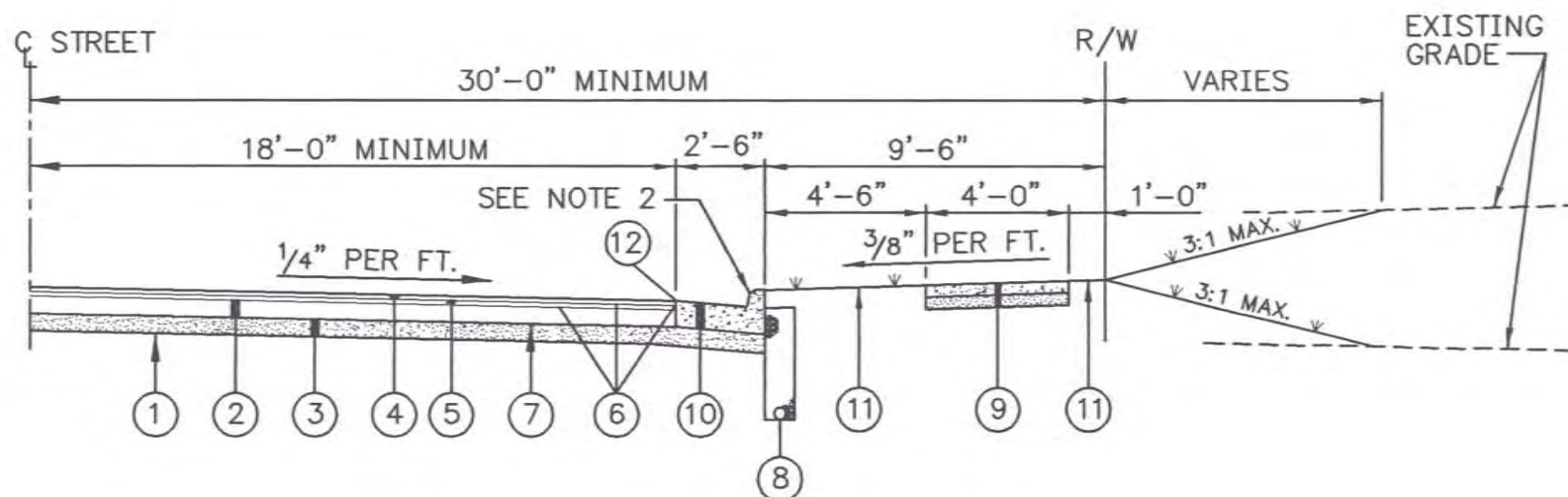
#### NOTES

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### COLLECTOR - CONCRETE PAVEMENT

SCALE:  $\frac{3}{16}" = 1'-0"$   
DATE: 12-18-06





- ① ODOT ITEM 204 - COMPACTED SUBGRADE AND PROOF ROLLING
- ② ODOT ITEM 301 - 6" BITUMINOUS AGGREGATE BASE
- ③ ODOT ITEM 304 - 6" AGGREGATE BASE
- ④ ODOT ITEM 448 - 1½" ASPHALT CONCRETE, TYPE 1, HEAVY
- ⑤ ODOT ITEM 448 - 1½" ASPHALT CONCRETE, TYPE 1, HEAVY
- ⑥ ODOT ITEM 407 - TACK COAT (0.10 GAL./S.Y.)
- ⑦ ODOT ITEM 408 - PRIME COAT (0.40 GAL./S.Y.)
- ⑧ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12) (SEE NOTE 3)
- ⑨ ODOT ITEM 608 - 4" CONCRETE WALK (7" THICK AT DRIVEWAYS) WITH 4" BASE
- ⑩ ODOT ITEM 609 - TYPE 2 CONCRETE CURB AND GUTTER (T=9")
- ⑪ ODOT ITEM 659 - SEEDING AND MULCHING
- ⑫ ODOT ITEM 423 - CRACK SEALING, HOT APPLIED, TYPE IV

#### NOTES

- 1. THICKNESS OF PAVEMENT NOS. 2, 3, 4 AND 5 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING UPON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.
- 2. PROVIDE A DROP CURB AT EACH DRIVEWAY IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-4.1.
- 3. ADDITIONAL SHALLOW PIPE UNDERDRAINS MAY BE REQUIRED DEPENDING ON WIDTH OF PAVEMENT REQUIRED AND EXISTING SUBGRADE SOIL CONDITIONS. REFER TO ODOT LOCATION & DESIGN MANUAL, VOLUME TWO.

### **COLLECTOR - ASPHALT PAVEMENT**

SCALE: 3/16" = 1'-0"  
DATE: 12-18-06

- ① ODOT ITEM 204 - COMPACTED SUBGRADE AND PROOF ROLLING
- ② ODOT ITEM 304 - 4" AGGREGATE BASE
- ③ ODOT ITEM 452 - 6" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
- ④ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12)
- ⑤ ODOT ITEM 608 - 4" CONCRETE WALK (7" THICK AT DRIVEWAYS) WITH 4" BASE
- ⑥ ODOT ITEM 609 - TYPE 2-A CONCRETE CURB INTEGRAL WITH PAVEMENT
- ⑦ ODOT ITEM 659 - SEEDING AND MULCHING

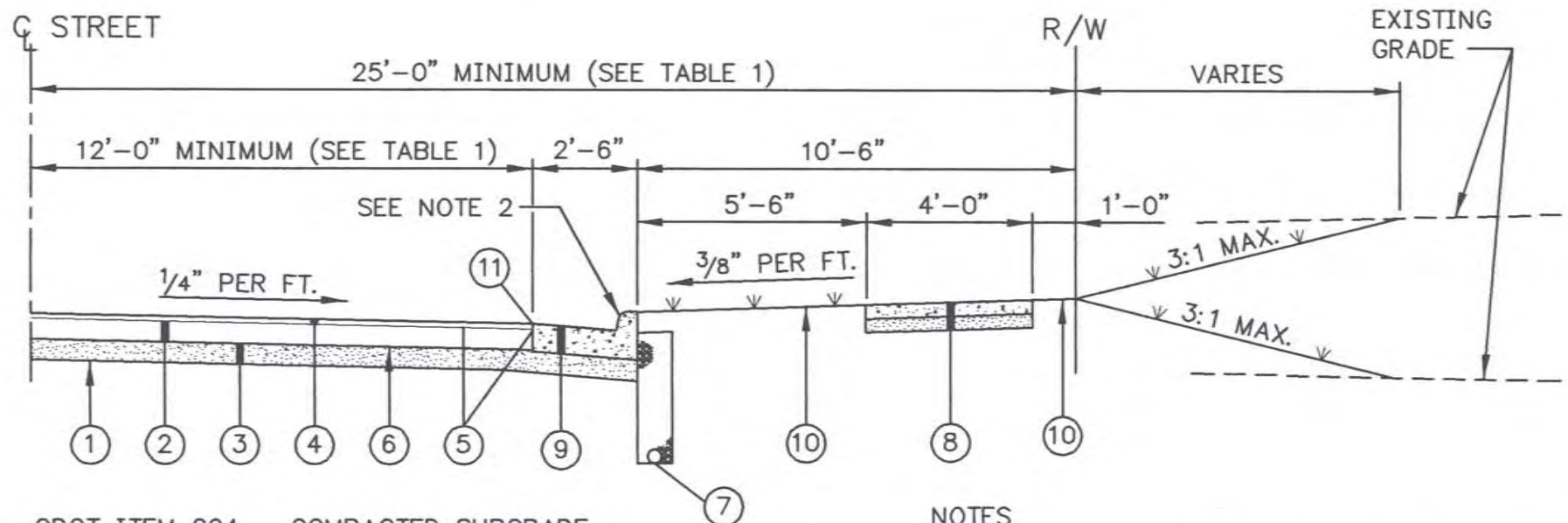
## NOTES

1. THICKNESS OF PAVEMENT NOS. 2 AND 3 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING UPON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.
2. PROVIDE A DROP CURB AT EACH DRIVEWAY IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-4.1.
3. PROVIDE A LONGITUDINAL JOINT IN THE CONCRETE PAVEMENT AT THE CENTERLINE OF OF THE STREET IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.1. PROVIDE ADDITIONAL LONGITUDINAL JOINTS WHERE THE THE STREET'S HALF WIDTH EXCEEDS 16 FEET.
4. PROVIDE TRANSVERSE CONTRACTION JOINTS (NOT DOWELED) IN THE CONCRETE PAVEMENT IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.2.

## **LOCAL MULTI-FAMILY RESIDENTIAL AND COMMERCIAL - CONCRETE PAVEMENT**

SCALE: 1/4" = 1'-0"  
DATE: 12-18-06





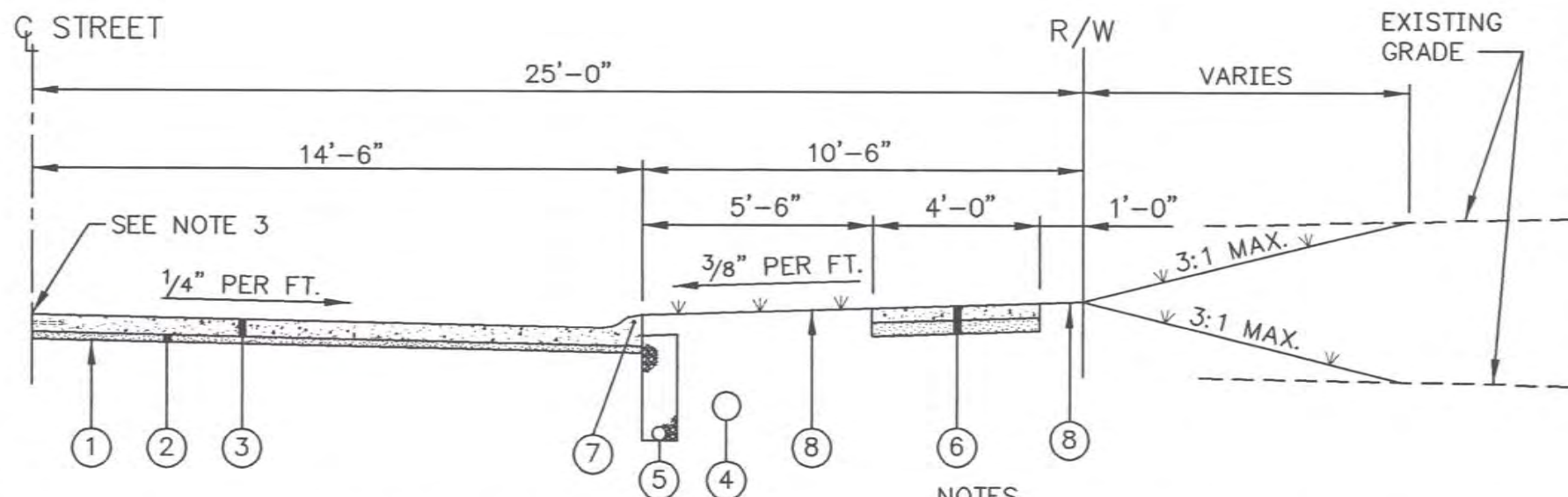
- ① ODOT ITEM 204 - COMPACTED SUBGRADE
- ② ODOT ITEM 301 - 6" BITUMINOUS AGGREGATE BASE
- ③ ODOT ITEM 304 - 6" AGGREGATE BASE
- ④ ODOT ITEM 448 - 1 1/2" ASPHALT CONCRETE, TYPE 1, MEDIUM
- ⑤ ODOT ITEM 407 - TACK COAT (0.10 GAL./S.Y.)
- ⑥ ODOT ITEM 408 - PRIME COAT (0.40 GAL./S.Y.)
- ⑦ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12)
- ⑧ ODOT ITEM 608 - 4" CONCRETE WALK (7" THICK AT DRIVEWAYS) WITH 4" BASE
- ⑨ ODOT ITEM 609 - TYPE 2 CONCRETE CURB AND GUTTER (T=8")
- ⑩ ODOT ITEM 659 - SEEDING AND MULCHING
- ⑪ ODOT ITEM 423 - CRACK SEALING, HOT APPLIED, TYPE IV

#### NOTES

1. THICKNESS OF PAVEMENT NOS. 2, 3 AND 4 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING UPON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.
2. PROVIDE A DROP CURB AT EACH DRIVEWAY IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-4.1.

### **LOCAL MULTI-FAMILY RESIDENTIAL AND COMMERCIAL - ASPHALT PAVEMENT**

SCALE: 1/4" = 1'-0"  
DATE: 12-18-06



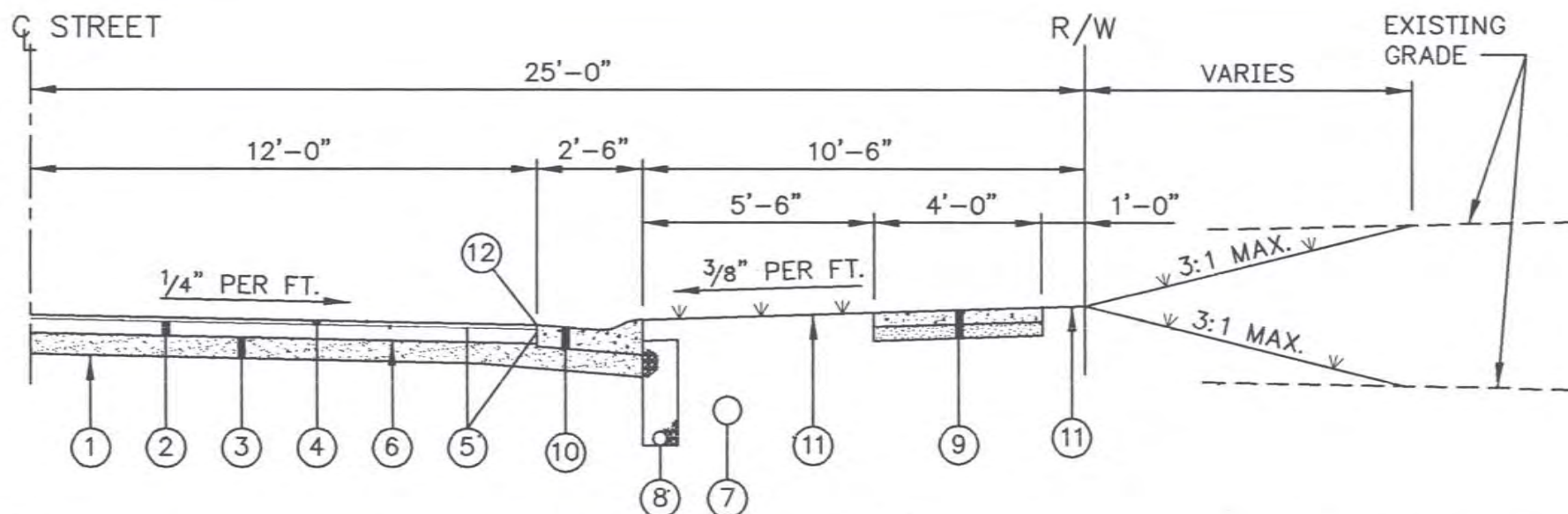
## NOTES

- ① ODOT ITEM 204 - COMPACTED SUBGRADE AND PROOF ROLLING
  - ② ODOT ITEM 304 - 2" AGGREGATE BASE
  - ③ ODOT ITEM 452 - 5" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
  - ④ ODOT ITEM 603 - 8" MINIMUM CONDUIT, TYPE D (MINIMUM SLOPE 1/4" PER FOOT) (DOWNSPOUT CONDUIT CONNECTED TO THE REAR OF NEAREST CATCH BASIN) (MINIMUM DEPTH OF 2'-6")
  - ⑤ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12)
  - ⑥ ODOT ITEM 608 - 4" CONCRETE WALK (6" THICK AT DRIVEWAYS) WITH 4" BASE (CONCRETE WALKS INSTALLED WHERE REQUIRED PER TABLE 1)
  - ⑦ ODOT ITEM 609 - TYPE 3-A CONCRETE CURB INTEGRAL WITH PAVEMENT
  - ⑧ ODOT ITEM 659 - SEEDING AND MULCHING
1. THICKNESS OF PAVEMENT NOS. 2 AND 3 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING UPON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.
  2. PROVIDE A LONGITUDINAL JOINT IN THE CONCRETE PAVEMENT AT THE CENTERLINE OF OF THE STREET IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.1.
  3. PROVIDE TRANSVERSE CONTRACTION JOINTS (NOT DOWELED) IN THE CONCRETE PAVEMENT IN ACCORDANCE WITH ODOT STANDARD DRAWING BP-2.2.

**LOCAL SINGLE-FAMILY  
RESIDENTIAL - CONCRETE PAVEMENT**

SCALE: 1/4" = 1'-0"  
DATE: 12-18-06





- ① ODOT ITEM 204 - COMPACTED SUBGRADE AND PROOF ROLLING
- ② ODOT ITEM 301 - 4" ASPHALT CONCRETE BASE
- ③ ODOT ITEM 304 - 6" AGGREGATE BASE
- ④ ODOT ITEM 448 - 1 1/2" ASPHALT CONCRETE, TYPE 1, MEDIUM
- ⑤ ODOT ITEM 407 - TACK COAT (0.10 GAL./S.Y.)
- ⑥ ODOT ITEM 408 - PRIME COAT (0.40 GAL./S.Y.)
- ⑦ ODOT ITEM 603 - 8" MINIMUM CONDUIT, TYPE D (MINIMUM SLOPE 1/4" PER FOOT) (DOWNSPOUT CONDUIT CONNECTED TO THE REAR OF NEAREST CATCH BASIN) (MINIMUM DEPTH OF 2'-6")
- ⑧ ODOT ITEM 605 - 4" PERFORATED SHALLOW PIPE UNDERDRAIN WITH FILTER FABRIC (REQUIRED AS NOTED AND DETAILED ON PAGE A-12)
- ⑨ ODOT ITEM 608 - 4" CONCRETE WALK (6" THICK AT DRIVEWAYS) WITH 4" BASE (CONCRETE WALKS INSTALLED WHERE REQUIRED PER TABLE 1)
- ⑩ ODOT ITEM 609 - TYPE 3 CONCRETE CURB AND GUTTER (T=6")
- ⑪ ODOT ITEM 659 - SEEDING AND MULCHING

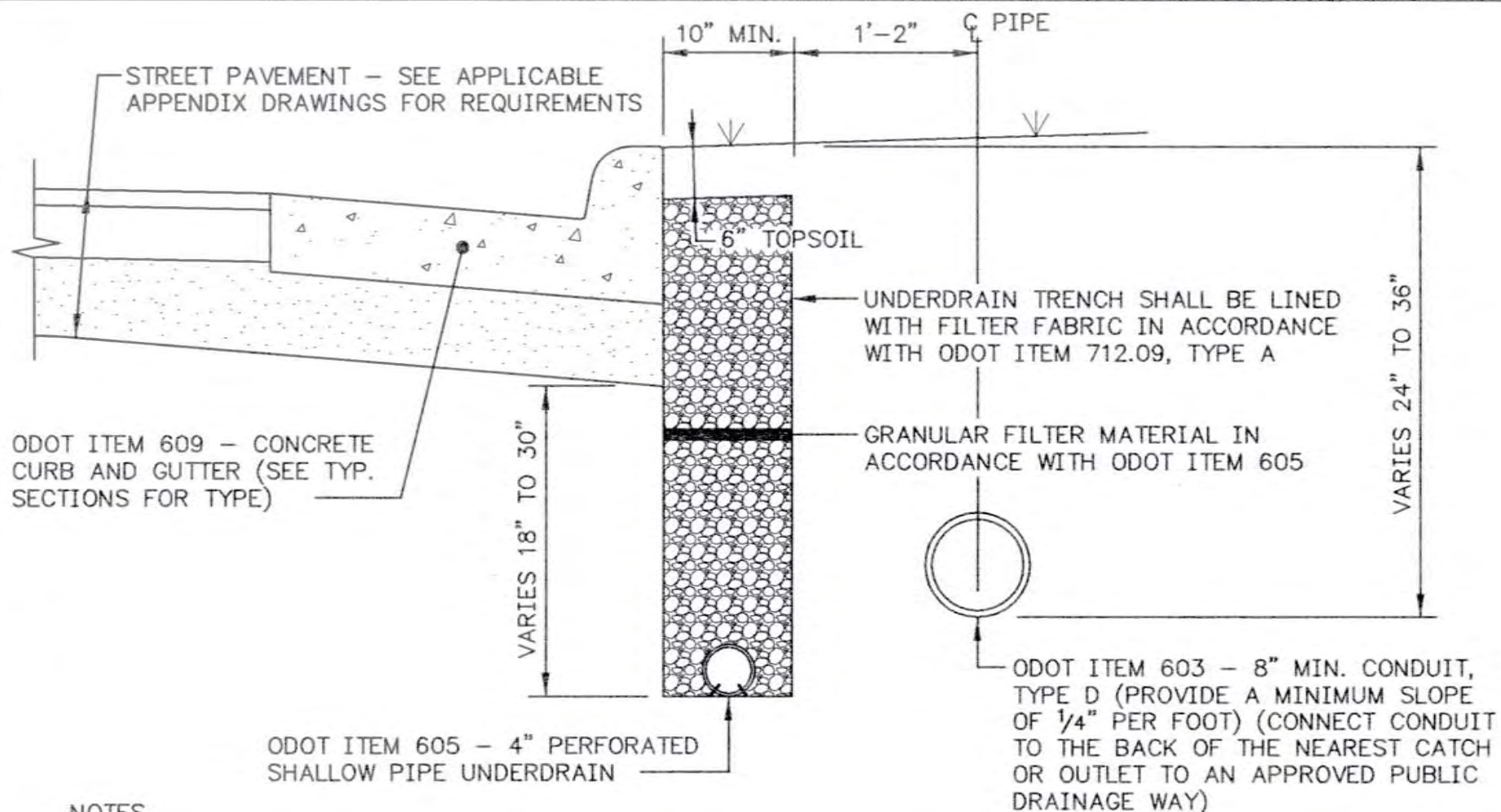
- ⑫ ODOT ITEM 423 - CRACK SEALING, HOT APPLIED, TYPE IV

#### NOTES

1. THICKNESS OF PAVEMENT NOS. 2, 3 AND 4 GIVEN ON THIS DRAWING ARE MINIMUMS. THE THICKNESS OF THESE LAYERS MAY HAVE TO BE INCREASED DEPENDING UPON THE SITE'S EXISTING SOIL CONDITIONS AND THE PAVEMENT SECTION DESIGNED IN ACCORDANCE WITH SECTION 610 OF THESE REGULATIONS.

### LOCAL SINGLE-FAMILY RESIDENTIAL - ASPHALT PAVEMENT

SCALE: 1/4" = 1'-0"  
DATE: 12-18-06



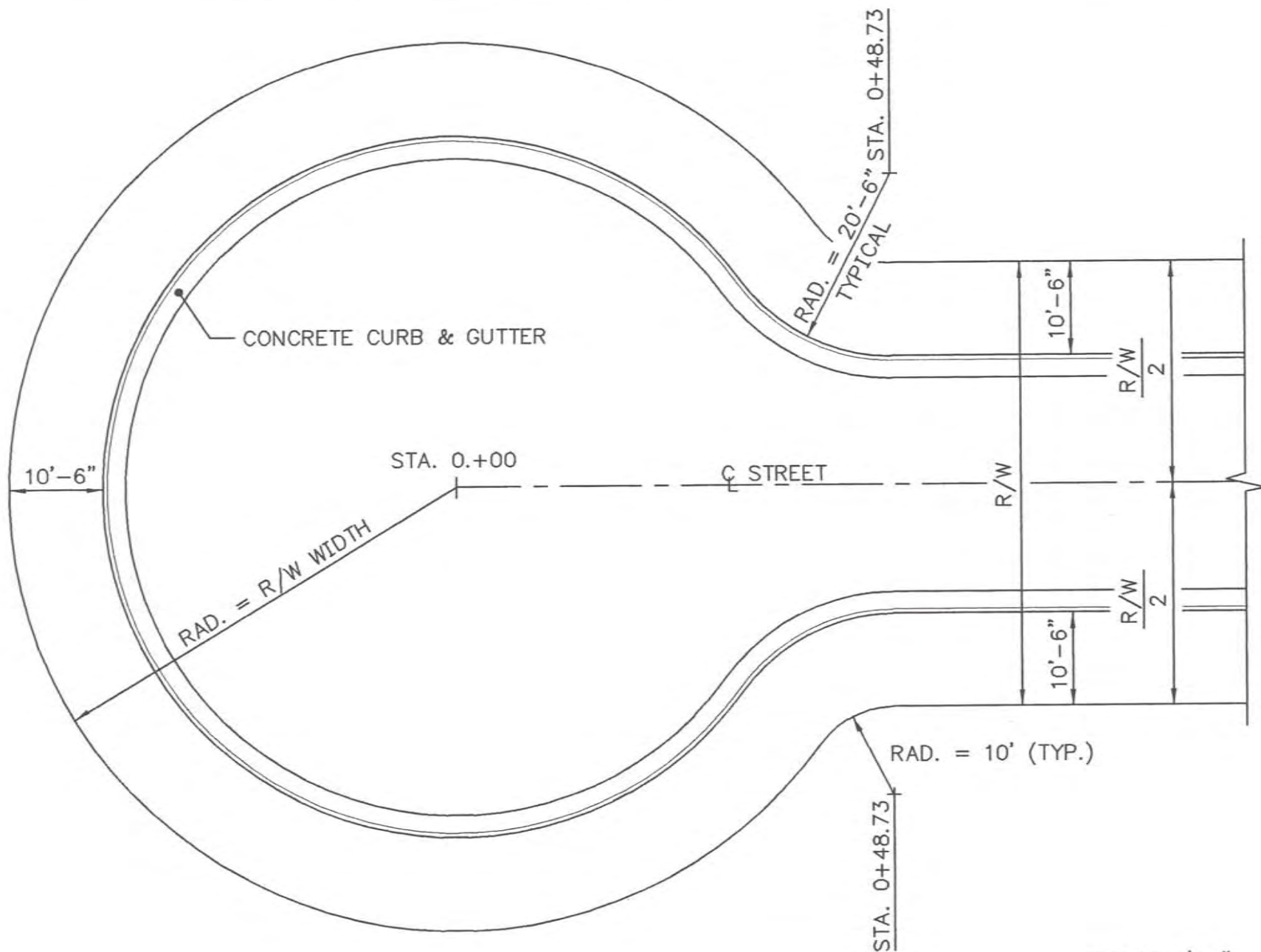
#### NOTES

1. PIPE UNDERDRAINS ARE NOT REQUIRED WHEN THE SITE'S EXISTING SUBGRADE SOILS ARE CLASSIFIED AS GRANULAR FOR A DEPTH OF NO LESS THAN 12" FROM THE TOP OF THE FINISHED SUBGRADE. A GRANULAR MATERIAL IS ONE IN WHICH LESS THAN 15% OF THE MATERIAL PASSES A NO. 200 SIEVE. AN ADEQUATE NUMBER OF SOIL BORINGS SHALL BE TAKEN AND TESTED SO THE SUBDIVISION ENGINEER CAN MAKE A DETERMINATION ON WHETHER UNDERDRAINS ARE REQUIRED.
2. THE SLOPE OF THE PIPE UNDERDRAIN SHALL PARALLEL THE PROFILE GRADE OF THE ROAD AS LONG AS A POSITIVE SLOPE IS MAINTAINED. CONNECT PIPE UNDERDRAINS INTO THE SIDE OF THE NEAREST CATCH BASIN OR OUTLET TO AN APPROVED PUBLIC DRAINAGE WAY.

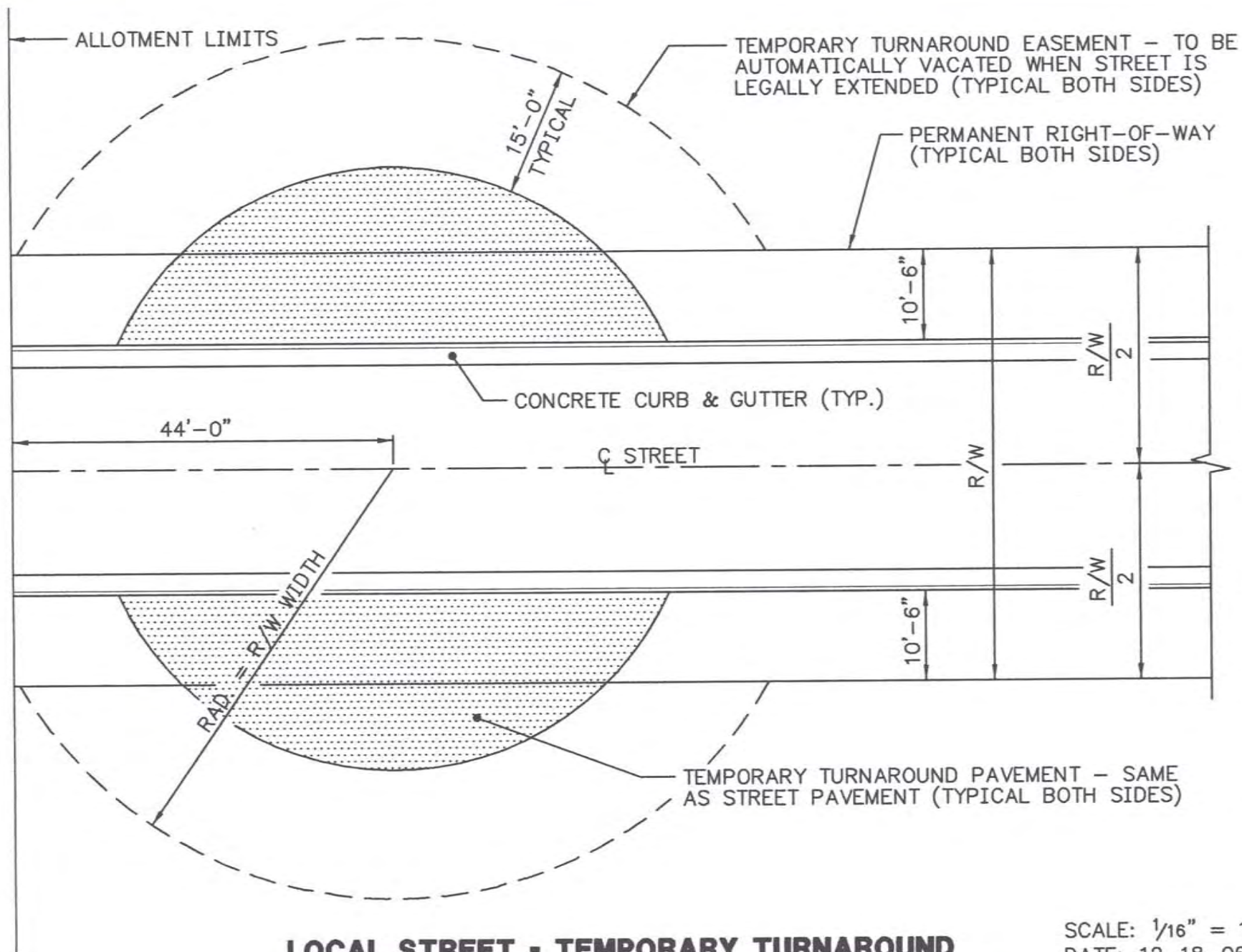
#### **CURB UNDERDRAIN DETAIL**

SCALE: 1" = 1'-0"  
DATE: 12-18-06



**LOCAL STREET - PERMANENT CUL-DE-SAC**

SCALE:  $\frac{1}{16}" = 1'-0"$   
DATE: 12-18-06



### LOCAL STREET - TEMPORARY TURNAROUND

SCALE:  $\frac{1}{16}" = 1'-0"$   
DATE: 12-18-06

**REFERENCED  
OHIO DEPARTMENT OF TRANSPORTATION  
STANDARD DRAWINGS**

BP-1.1	Concrete Pavement Reinforcing
BP-1.2	Continuously Reinforced Concrete
BP-3.1	Resurfacing
BP-5.1	Concrete Curbs and Combined Curb & Gutter
BP-7.1	Curb Ramps
CB-1.1	Catch Basins Nos. 2-2A & 2-2B
CB-1.2	Catch Basins Nos. 2-3 & 2-4
CB-1.3	Catch Basins Nos. 2-5 & 2-6
CB-2.3	Catch Basin No. 6 (Modified using Grate and Frame No. 7495 as manufactured by East Jordan Iron Works, Inc. or approved equal)
HW-1.1	Full-Height Headwalls
HW-2.1	Half-Height Headwalls For Corrugated Metal Pipe & Plastic Pipe
HW-2.2	Half-Height Headwalls For Concrete Pipe
MH-1.2	Storm Manhole No. 3
RM-1.1	Roadway Monuments

Notes:

1. Use the latest edition of each Ohio Department of Transportation (ODOT) standard drawing listed. Other ODOT standard drawings may be referenced if applicable to the project's needs and approved by the Subdivision Engineer.
2. Sanitary Sewer System: Refer to the Stark County Sanitary Engineering Department's Standard Construction Drawings and Details, latest editions as approved by the Stark County Sanitary Engineering Department.